



## 52 Dillwyn Road Sketty, Swansea, SA2 9AE

**£400,000**

Discover a charming traditional semi-detached home that blends character, space and convenience in one of the area's most sought-after neighbourhoods. Perfectly positioned close to excellent local amenities, reputable schools and superb transport links, this four-bedroom residence—with an additional attic room—offers versatile living for the modern family. Stepping inside, a porch and a welcoming entrance hall lead to a ground floor featuring a living room, dining room, a well-appointed kitchen with pantry, a practical utility area and a contemporary shower room. The first floor hosts four well proportioned bedrooms and a further shower room, ideal for busy family life.

The second floor reveals a generous attic room and an additional loft space—perfect for storage or future potential—adding yet more flexibility to this already spacious home.

A rare opportunity to acquire a characterful property in a premium lifestyle setting.

## The Accommodation Comprises

### Ground Floor

#### Porch

Door leading into the hallway, tiled flooring.

#### Entrance Hall



A classic staircase rises to the first floor, enhanced by a traditional picture rail, fitted carpet and a radiator.

#### Living Room 11'11" x 16'8" (3.63m x 5.09m)



A bright reception room featuring a charming double glazed bay window to the front alongside an additional front facing double-glazed window, allowing natural light to pour in. A gas fireplace with surround creates a warm focal point, complemented by a traditional dado rail, fitted carpet and a radiator.

#### Dining Room 10'2" x 13'3" (3.10m x 4.03m)



Double glazed bay window to side, picture rail, fitted carpet, radiator, archway leading into the kitchen/breakfast room.

#### Kitchen/Breakfast Room 6'7" x 16'8" (2.00m x 5.09m)



Fitted with a matching range of wall and base units, complete with ample worktop space and a 1+1/2 bowl stainless-steel sink. There is space provided for a fridge/freezer and cooker, catering perfectly to everyday needs, pantry cupboard, tiled flooring, radiator, double-glazed window to the side.



**Lean To Utility Area 12'0" x 9'3" (3.65m x 2.81m)**



Plumbing for washing machine, vent for tumble dryer, single glazed to windows side and rear.

#### Shower Room



Three-piece suite comprising a shower cubicle, wash hand basin and WC. A single-glazed sash window to the side adds a touch of period charm, wooden flooring and a radiator.

#### Landing

Fitted carpet, radiator.

**Bedroom 1 11'9" x 16'8" (3.57m x 5.09m)**



Two double glazed windows to front, fitted wardrobe, picture rail, fitted carpet, radiator.

**Bedroom 2 10'1" x 13'4" (3.08m x 4.07m)**



Double glazed window to side, fitted wardrobe, fitted carpet, radiator.

### Bedroom 3 11'3" x 8'2" (3.43m x 2.50m)



Two double glazed windows to side, fitted carpet, radiator.

### Bedroom 4 9'3" x 9'10" (2.83m x 2.99m)



Double glazed window to side, fitted carpet, radiator.

### Shower Room



A practical first-floor shower room fitted with a three-piece suite, including a shower cubicle, wash hand basin and WC. A frosted double-glazed window to the rear and fitted carpet.

### Second Floor

#### Landing

#### Attic Room



Double window to side, skylight, fitted carpet, radiator.

## Loft Space



Two skylights.

## External



Steps lead up to the property, which is approached via a well-kept lawn. The front garden features three mature magnolia trees and a mature prunus tree, complemented by thoughtfully arranged flower beds planted with a variety of species that provide colour and interest throughout the year.

## Rear Garden



To the rear of the property is a garden laid to patio and lawn, providing a pleasant outdoor space.

## Rear Parking



## Aerial Images

### Agents Note

Tenure - Freehold

Council Tax Band - F

Parking - Parking at rear

Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile coverage -EE Vodafone Three O2

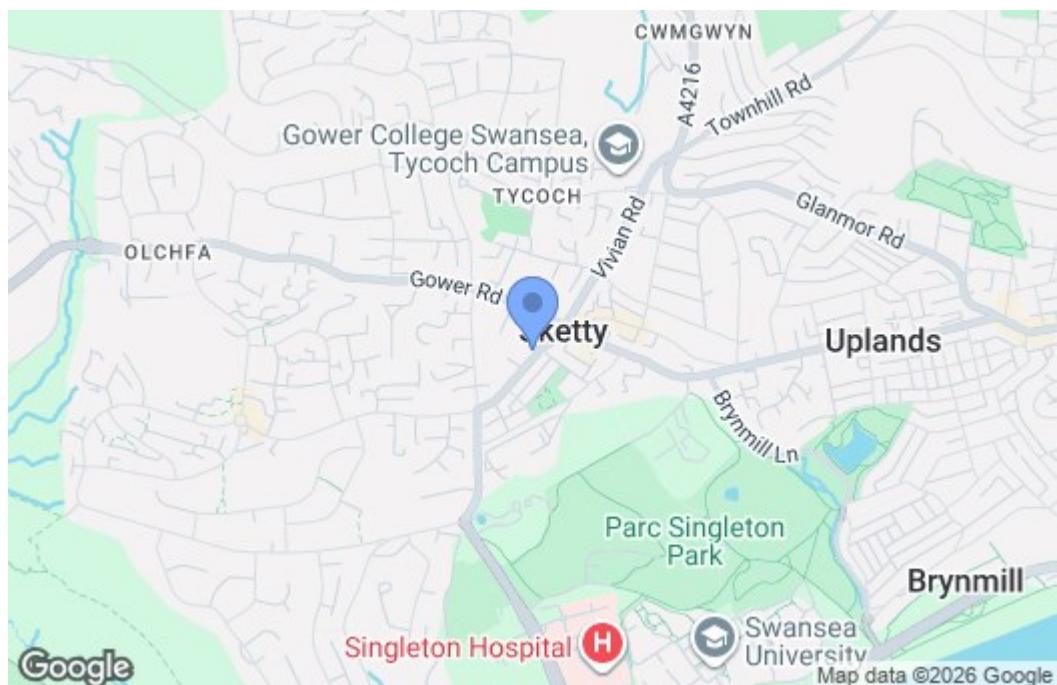
Broadband - Basic 19 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

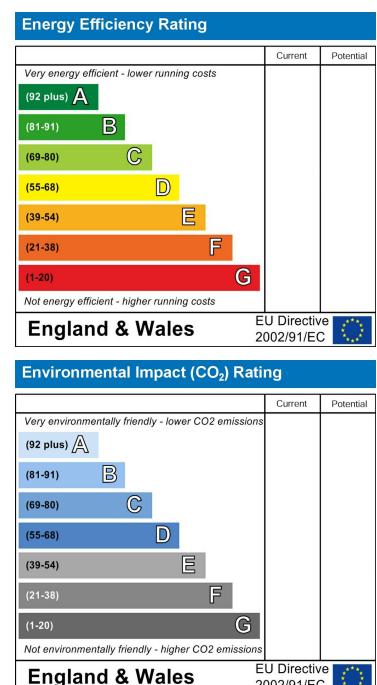
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.