



216 Dunvant Road, Dunvant, Swansea, SA2 7SR

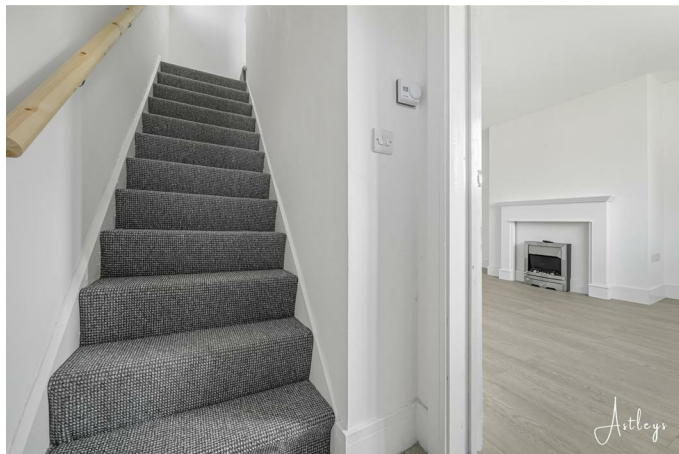
£200,000

Offered to the market with no onward chain, this well-proportioned two-bedroom semi-detached home occupies a generous plot in the ever-popular area of Dunvant. Offering approximately 990 sq ft of accommodation, the property presents an excellent opportunity for first-time buyers, or those looking to downsize, while also appealing to small families seeking a home in a convenient and well-connected location. Ideally situated within easy reach of local shops, green spaces and well-regarded schools, the property enjoys excellent transport links to Swansea City Centre, Mumbles and the M4, making it an ideal choice for commuters. The accommodation is thoughtfully arranged over two floors. The ground floor comprises an entrance hall leading to a spacious living room a separate dining room and a new fitted kitchen with an adjoining utility area. A convenient ground floor WC adds further practicality. To the first floor are two well-proportioned bedrooms together with a newly fitted family bathroom. Externally, the property benefits from a lawned front garden with gravelled off-road parking. To the rear is a generous enclosed garden.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to first floor, fitted carpet, radiator.

Living Room 14'5" x 13'4" (4.40m x 4.06m)



Double-glazed window to front, the space is complemented by a fireplace, laminate flooring and a radiator.



Dining Room 9'8" x 16'3" (2.95m x 4.96m)



Two double glazed windows to side, laminate flooring, radiator.

Kitchen 11'3" x 9'10" (3.44m x 2.99m)



The kitchen is fitted with a range of matching base and eye-level units, complemented by a 1+1/2 bowl stainless steel sink. There is plumbing in place for a dishwasher, along with space for a fridge/freezer and an electric cooker. A double glazed window to the rear, while vinyl flooring and a radiator.



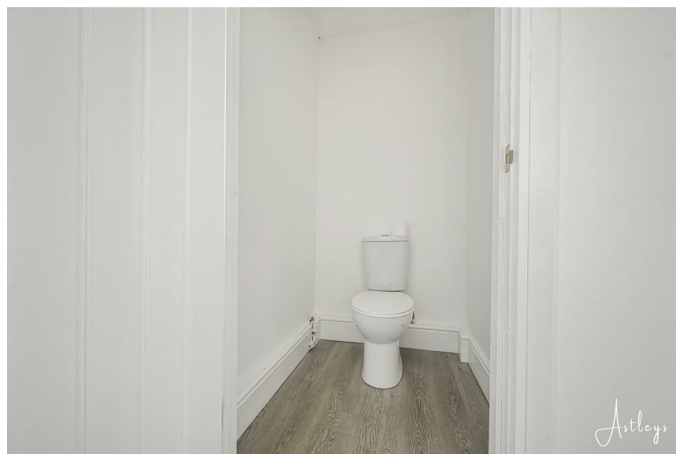
Rear Porch

Utility Room



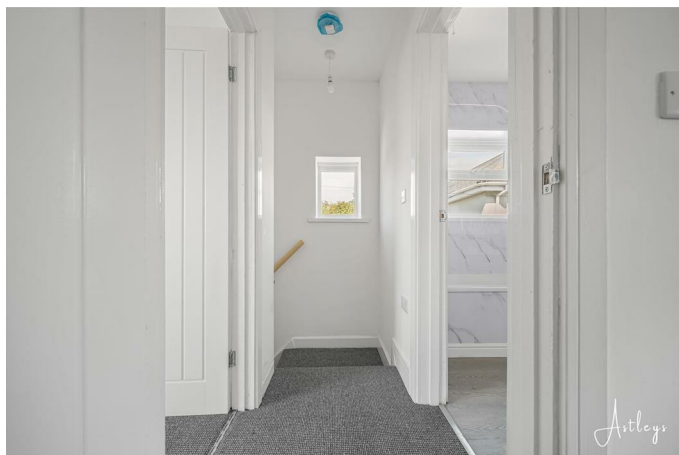
Fitted with worktop space over with a 1½ bowl stainless steel sink unit, with plumbing for both a washing machine and tumble dryer.

WC



First Floor

Landing



Double glazed window to side, fitted carpet.

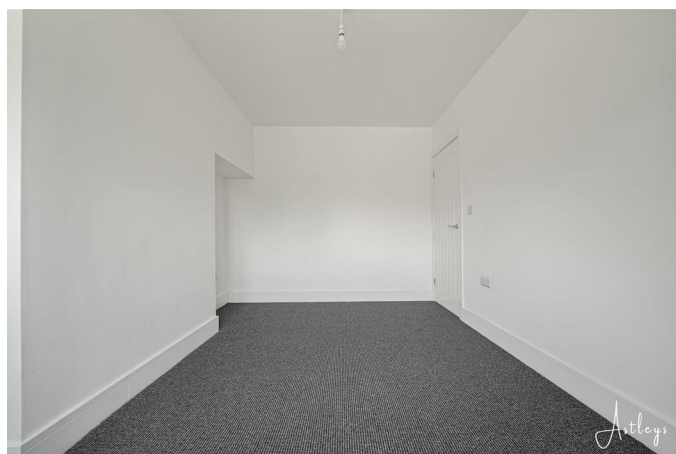
Bedroom 1 11'2" x 16'8" (3.40m x 5.09m)



Double glazed window to front and side, fitted carpet, radiator.



Bedroom 2 13'2" x 9'7" (4.02m x 2.93m)

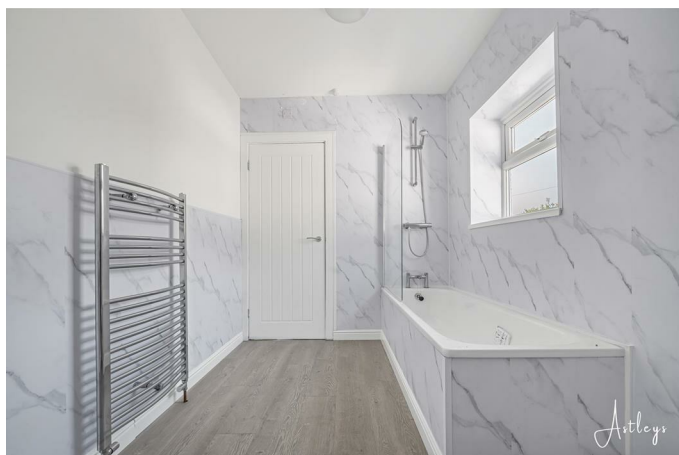


Double glazed window to rear, fitted carpet, radiator.

Bathroom 9'9" x 6'11" (2.97m x 2.12m)



The bathroom is fitted with a three piece suite comprising a bath, wash hand basin and WC. Vinyl flooring, a radiator and a double glazed window to the side.



External



To the front of the property, there is a lawned area alongside gravelled off-road parking. To the rear, the property benefits from a good sized enclosed garden, offering a private outdoor space.





Agents Notes

Freehold

Council Band - D

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

Mobile Coverage - Vodafone Three o2

Broadband -Basic 7 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

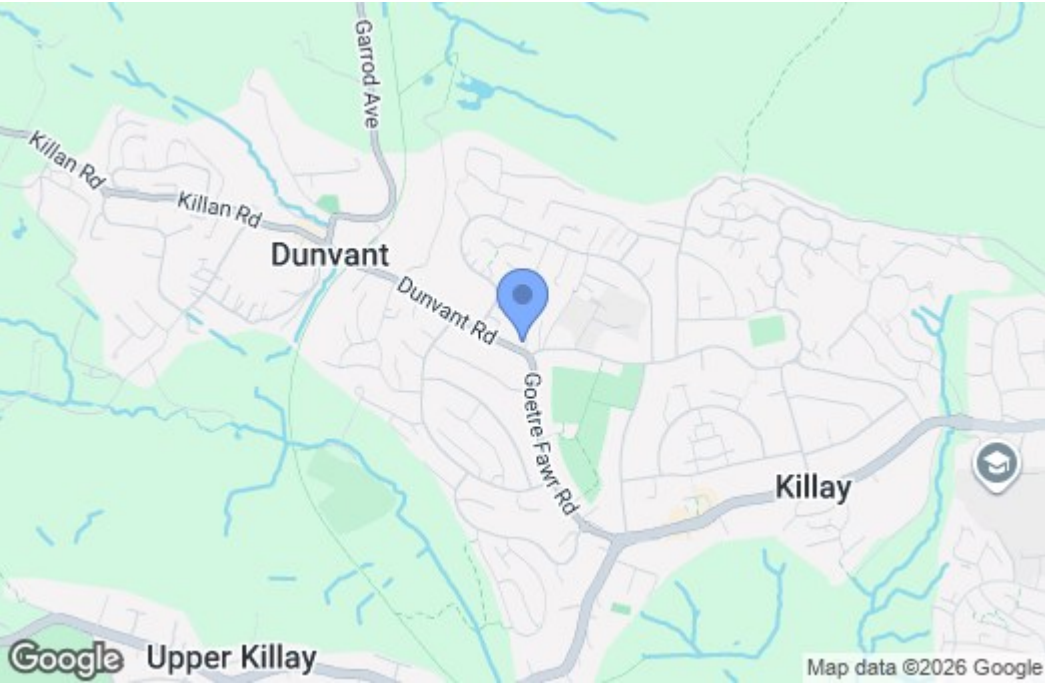
Ariel View



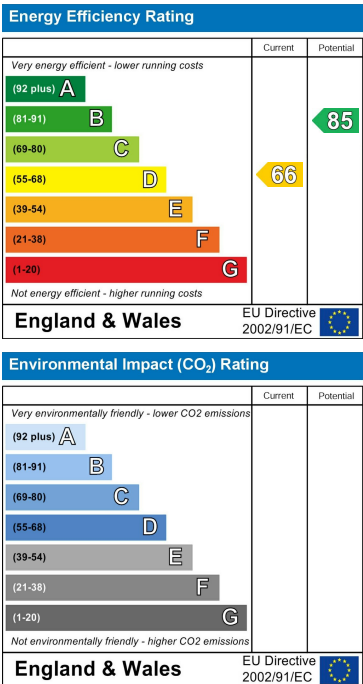
Floor Plan



Area Map



Energy Efficiency Graph



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