

## 26 Wellfield, Dunvant, Swansea, SA2 7NZ

**£200,000**

In the desirable area of Wellfield, Dunvant, Swansea, this three bedroom terrace home plus a first floor office presents an excellent opportunity for first-time buyers or families seeking a new home. Spanning an impressive 958 square feet, the property boasts a well-thought-out layout that maximises space and comfort. Upon entering, you are welcomed by the entrance porch that leads into a hallway. The ground floor features the kitchen and a lounge that seamlessly opens into a dining room. The first floor comprises two bedrooms, a bathroom and a versatile office space, ideal for those who work from home or require additional storage. A staircase leads to the third bedroom, providing privacy and a peaceful retreat. Externally, the property offers a rear patio area accessible through patio doors from the dining room, perfect for al fresco dining. Steps lead to a lawned area. Additionally, there is convenient access to a garage, adding to the practicality of this home.

Situated close to local amenities, including the Killay precinct, this property is in an excellent catchment area for both primary and secondary schools. Furthermore, Swansea University and Singleton Hospital are easily accessible, making it an ideal location for families and professionals alike. With transport links to Swansea City Centre and the stunning Gower Peninsula just a short distance away, this home truly offers the best of both convenience and lifestyle. With no chain, this property is ready for you to move in and make it your own.



## The Accommodation Comprises

### Ground Floor

#### Porch

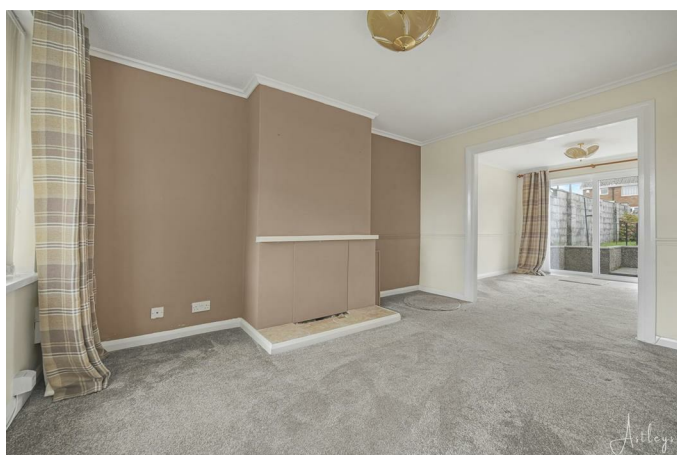
Entered via door to front, door leading into the hallway.

#### Hall



Staircase to first floor, radiator.

#### Living Room 12'10" x 10'2" (3.92m x 3.11m)



The lounge features a double glazed window to the front, allowing for plenty of natural light, and is fitted with a radiator. It offers a welcoming and versatile living space with an open-plan layout that flows seamlessly into the dining area, ideal for both relaxing and entertaining.

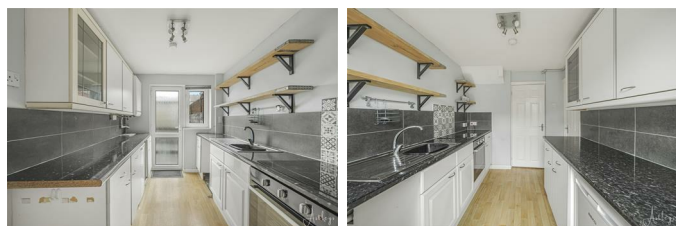


#### Dining Room 10'10" x 9'0" (3.29m x 2.74m)



Leading from the lounge, the dining room offers a bright and airy space with a radiator and a double glazed patio door opening out to the rear garden, providing easy access to outdoor living.

#### Kitchen 10'10" x 7'3" (3.29m x 2.21m)



Fitted with a matching range of wall and base units, complemented by a stainless steel sink. It includes a built-in electric oven and a four-ring electric hob, plumbing for a washing machine, and space for a fridge and freezer. Additional features, wall-mounted combi boiler and a double glazed window overlooking the rear, and a double glazed door providing direct access to the garden.

### First Floor

#### Landing

**Bedroom 1 13'2" x 9'9" (4.01m x 2.97m)**



Double glazed window to front, radiator.

**Bedroom 2 10'10" x 9'9" (3.29m x 2.97m)**



Double glazed window to rear, storage cupboard, radiator.

**Office 10'3" x 6'6" (3.12m x 1.98m)**



Double glazed window to front, staircase to bedroom 3, radiator.

**Bathroom**



Three piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, frosted double glazed window to rear.

**Second Floor**

**Bedroom 3 12'4" x 15'11" (3.75m x 4.85m)**



Double glazed window to rear, skylight window, storage cupboard.



## External



Externally, the property features a front lawned garden offering a welcoming first impression.

To the rear, a patio area leads directly from the dining room via patio doors, providing a perfect spot for outdoor seating. Steps ascend to a lawned garden area, which also offers access to the garage, enhancing both convenience and storage options.

## Front Garden



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water.

Mobile coverage - EE Vodafone Three O2

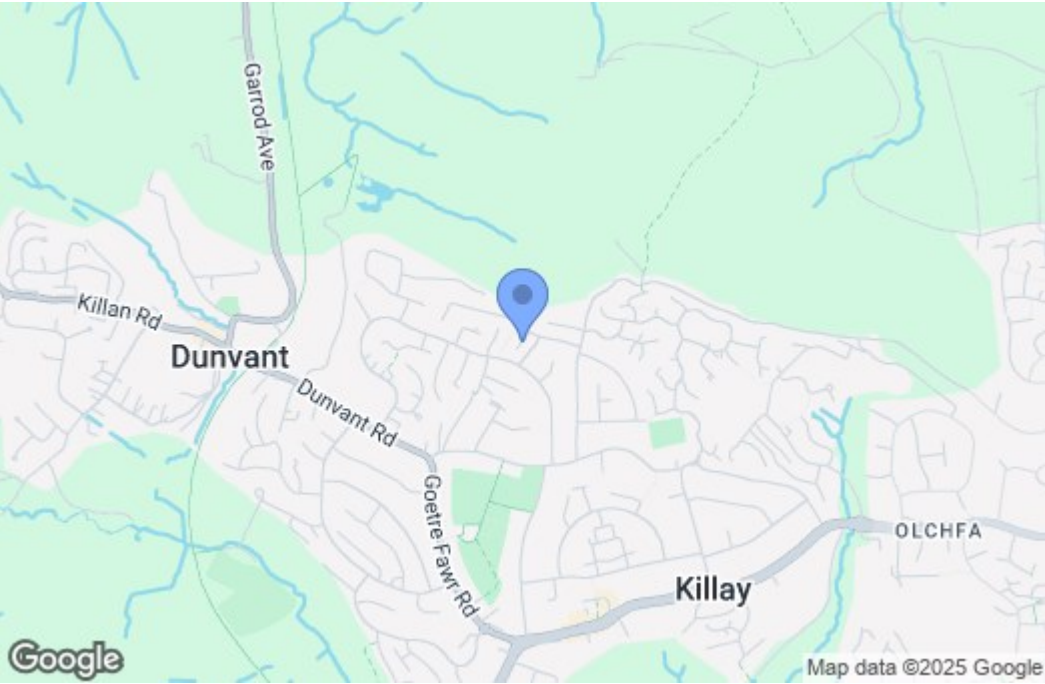
Broadband - Basic 6 Mbps Superfast 80 Mbps Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

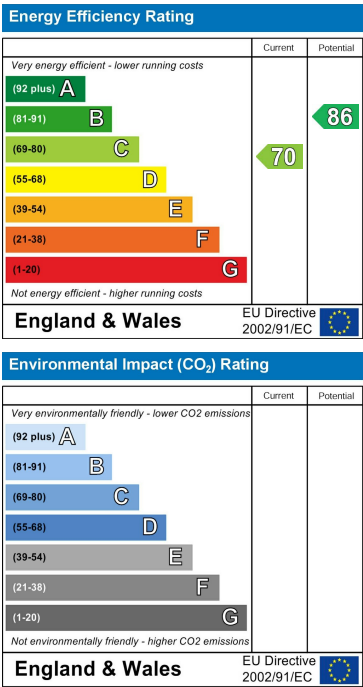
Floor Plan



Area Map



Energy Efficiency Graph



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