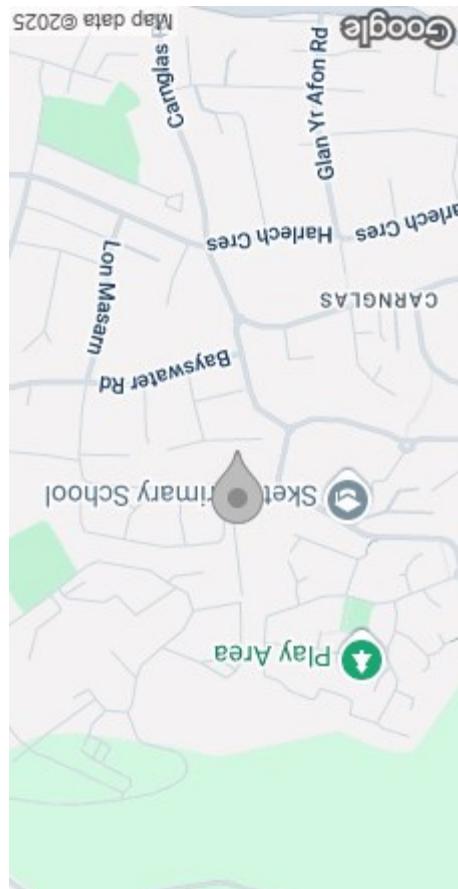


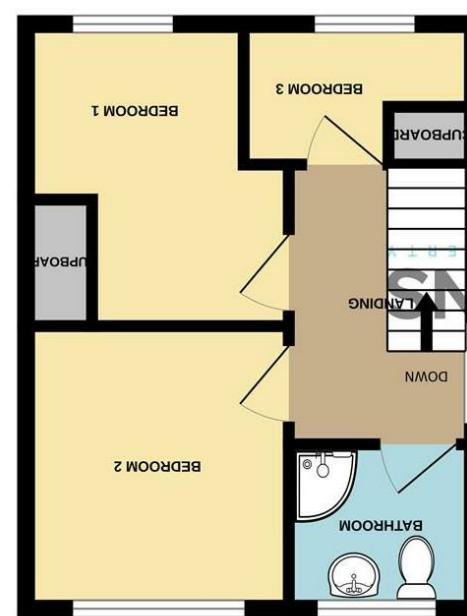
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measure with Measuring G2025
as to their particularity of charge can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of their satisfactory condition for domestic purposes only and should be tested by any
mosition of responsibility. This plan is for illustrative purposes only and should not be relied on for any
of doors, windows, rooms and other parts are approximate and should be used as a guide only.
Whichever alterations have been made to ensure the accuracy of the floorplan, measurements
are approximate and should not be relied on for any purpose other than illustrative.

EPC



AREA MAP



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



GROUNDFLOOR
284 sq.ft. (26.4 sq.m.) approx.

FLOOR PLAN



38 Brynmead Close
Sketty, Swansea, SA2 9EY
Offers Around £230,000



GENERAL INFORMATION

Chain-Free & Ready to Move In!

Dawsons are delighted to present to the market this lovely, turn-key ready semi-detached house, ideally situated in a sought-after cul de sac location. Enjoy partial sea views of Swansea Bay and Mumbles Head from the front-facing bedrooms.

Spanning two floors, the property offers well-balanced accommodation throughout. The ground floor comprises an inviting entrance porch leading into a welcoming hallway, front lounge with feature fireplace, kitchen, and a rear-facing dining room—perfect for entertaining or family meals.

Upstairs, you'll find three bedrooms and a stylishly appointed shower room. A pull-down ladder from the landing gives access to a versatile attic space, thoughtfully divided into two areas, both benefiting from Velux windows.

Additional benefits include uPVC double glazing and gas central heating via a combination boiler.

Brynmear Close enjoys a prime position, just a short walk from Tycoch Square and the well-regarded Sketty Primary School, with easy access to Olchfa Comprehensive, Gower College, Sketty Cross, Singleton Hospital, Swansea University, and the vibrant Swansea coastline including Mumbles and the Gower Peninsula.

A fantastic opportunity to own a family home in a highly desirable area—viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE

11'2" into alcove x 14'3" (3.41 into alcove x 4.35)



KITCHEN

10'11" x 7'10" (3.33 x 2.39)



DINING ROOM

10'5" x 9'3" (3.18 x 2.83)



FIRST FLOOR

LANDING



BEDROOM 1
15'0" x 9'6" maximum (4.58 x 2.9 maximum)

BEDROOM 2
11'3" x 10'5" (3.45 x 3.19)

BEDROOM 3
7'8" x 7'0" maximum (2.36 x 2.15 maximum)

SHOWER ROOM

ATTIC

Accessed via loft ladder on the landing. Velux window to the front. Door into another room with velux window to the front.

EXTERNAL

FRONT - Steps up to patio and entrance door and to the rear of the property.

REAR - Decorative stone area, steps to lawn.

TENURE
Freehold

EPC
D

COUNCIL TAX
E

SERVICES

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

