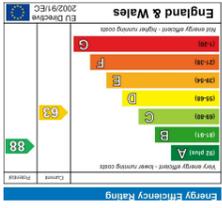


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of some windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



34 Fairwood Road
 Dunvant, Swansea, SA2 7UL
 Asking Price £210,000



GENERAL INFORMATION

NO CHAIN! - Welcome to this three-bedroom semi-detached home, set in the sought-after residential area of Dunvant, Swansea. Positioned on a generous corner plot, the property offers bright living spaces, a spacious garden, and convenient off-road parking, making it an excellent choice for families, first-time buyers, or anyone looking to settle in a popular community.

The ground floor features an inviting entrance hall leading into a light and comfortable open-plan lounge and dining area. The kitchen offers a practical layout with access to a useful lean-to, providing additional storage space or potential for greater flexibility. A conveniently located bathroom completes the ground floor. Upstairs, the home offers three well-proportioned bedrooms.

Externally, the property boasts a wrap-around garden laid mainly to lawn with additional chipping areas, offering plenty of outdoor space. To the rear, you'll find off-road parking and a garage, adding excellent practicality.

Situated close to local schools, shops, and transport links, this freehold property is ideally located for anyone seeking a well-connected and welcoming neighbourhood. Set in the popular village of Dunvant, it benefits from nearby amenities, highly regarded schools, convenient bus routes, and Gowerton train station just three miles away.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM
22'9" x 11'1" (6.94 x 3.39)

KITCHEN
7'5" x 8'4" (2.28 x 2.56)

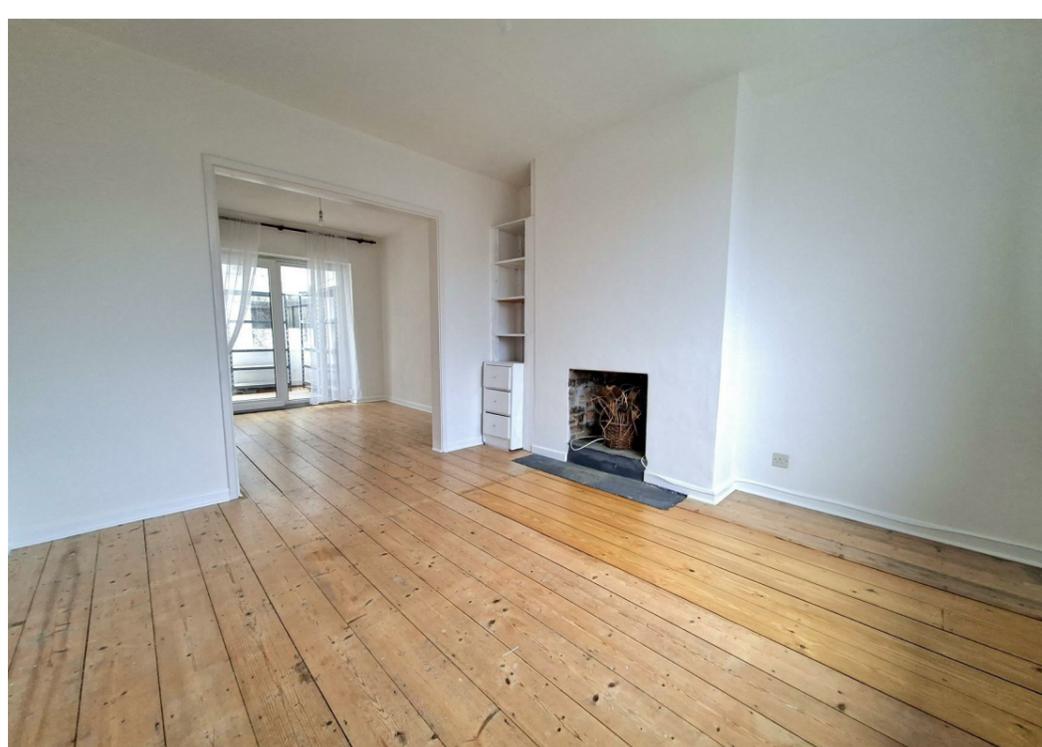
LEAN-TO
16'3" x 8'4" (4.96 x 2.55)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1
14'0" x 10'0" (4.27 x 3.06)



BEDROOM 2
12'0" x 8'6" (3.68 x 2.61)

BEDROOM 3
8'7" x 9'0" (2.64 x 2.75)

EXTERNAL
wrap around garden laid to lawn with chipping areas.

PARKING
Off road parking to rear.

Garage

TENURE
Freehold

EPC
D

COUNCIL TAX
D

SERVICES
Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

