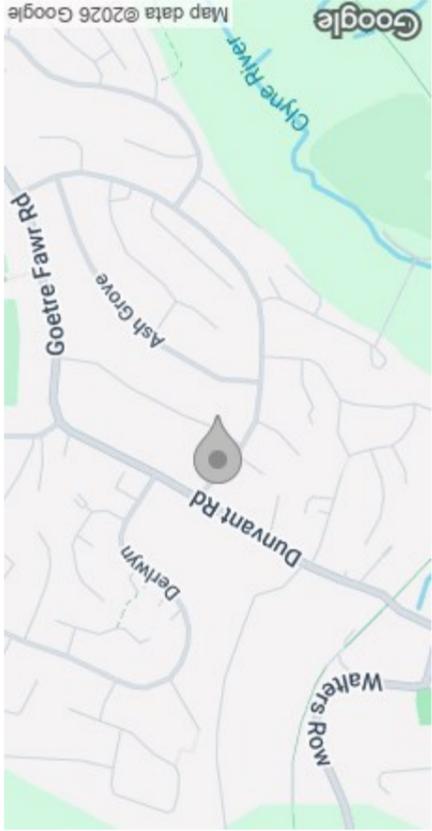


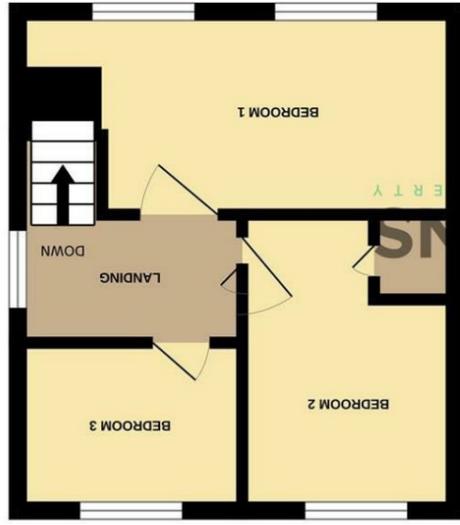
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

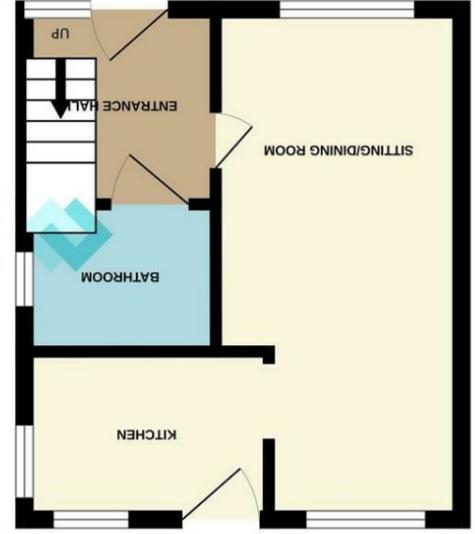
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



57 Y Berllan  
 Dunvant, Swansea, SA2 7RW  
 Asking Price £190,000



## GENERAL INFORMATION

NO ONWARD CHAIN !!! This three-bedroom semi-detached home offers generous living space and excellent convenience for modern family life. The ground floor features a bright and spacious lounge-diner, seamlessly leading into the kitchen, creating an ideal setting for both everyday living and entertaining. A family bathroom is also conveniently located on the ground floor.

Upstairs, the first floor comprises three bedrooms, each benefiting from an abundance of natural light that enhances the home's airy and welcoming feel.

Externally, the property boasts attractive gardens to both the front and rear, providing pleasant outdoor spaces to relax or entertain. A detached garage adds further practicality and storage.

Ideally situated within easy reach of local amenities and bus routes for straightforward commuting, the property also falls within a desirable catchment area for reputable primary and secondary schools, making it an excellent choice for families.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE & DINER

21'11" x 10'2" narrowing to 7'4"  
(6.70 x 3.10 narrowing to 2.24)

#### KITCHEN

8'5" x 6'7" (2.57 x 2.03)

#### BATHROOM

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

16'1" narrowing to 12'11" x 10'0"  
(4.92 narrowing to 3.96 x 3.05)



#### BEDROOM TWO

7'11" x 11'7" (2.42 x 3.55)

#### BEDROOM THREE

7'10" x 8'7" (2.41 x 2.64)

#### REAR GARDEN

Laid to lawn with sit-out patio area.

#### PARKING

Off road to the front.

#### GARAGE

#### TENURE

Freehold.

#### EPC

D

#### COUNCIL TAX

D

#### SERVICES

Mains gas, electric, water ( Billed ) & drainage.

There is currently broadband available at the property via sky, fibre. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage, please refer to Ofcom checker for further information.

