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All measurements are approximate and for identification purposes only. However, they are only an approximate guide and the property details cannot be guaranteed for accuracy, as such, they should be checked before any contract or purchase. © Seipac 2025

Approximate Total Area: 806 ft² ... 74.9 m² (excluding conservatory)

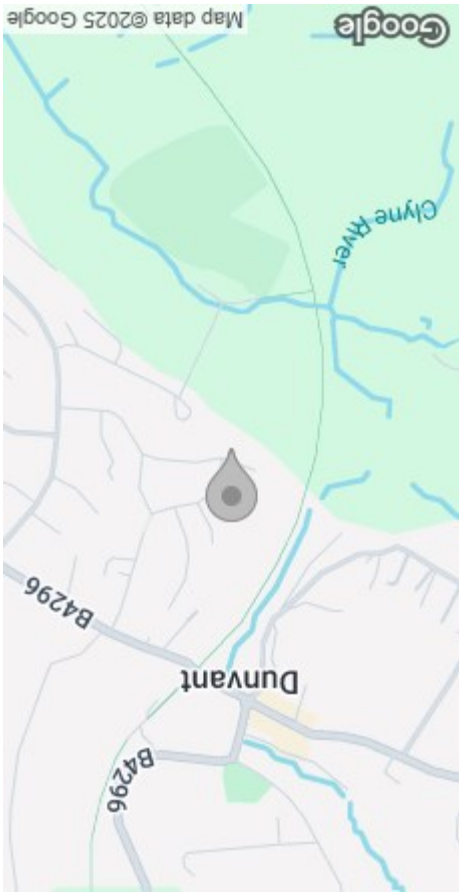
69, Goetre Bellaf Road, Dunvant, SA2 7RP

First Floor

Ground Floor



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

We are pleased to present this charming semi-detached three-bedroom property, located in the sought-after area of Dunvant. Perfectly positioned to benefit from a wide range of local amenities, this home offers easy access to the cycle path, well-regarded schools, Dunvant Rugby Club, children’s parks, and the vibrant Killay Village Precinct.

The ground floor accommodation includes an inviting entrance hallway, a spacious living room leading into the dining area, a well-equipped kitchen, and a rear porch. On the first floor, you'll find three comfortable bedrooms and a modern shower room.

Externally, the property boasts a front garden with a driveway that leads to a large detached garage, while the rear garden provides a peaceful retreat, backing onto a tranquil woodland area.

This property presents an excellent opportunity for first-time buyers or investors, and viewing is highly recommended to fully appreciate its potential.

NO ONWARD CHAIN
EPC - D
Council Tax Band - D
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM

KITCHEN

REAR PORCH

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



EXTERNAL

FRONT - A garden laid to lawn and a driveway providing parking for several vehicles leading to a detached garage.

REAR - A two tiered garden with lawns, paved patios, flower beds and mature shrubs with fenced and hedge borders and a woodland backdrop.

GARAGE

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

