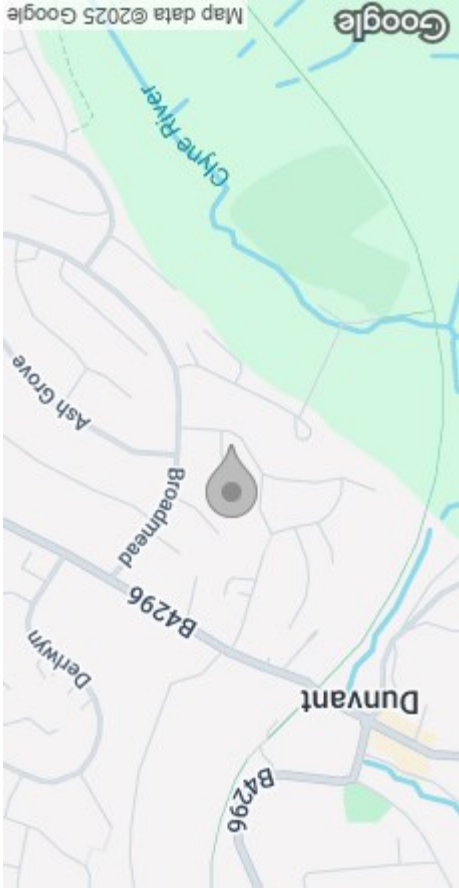


EPC



AREA MAP

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 floorplan contained here, measurements of doors, windows, rooms and any 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 listed and no guarantee as to their operability or efficiency can be given.



FLOOR PLAN



12 Bro Dawel  
Dunvant, Swansea, SA2 7RN  
Offers Around £210,000





GENERAL INFORMATION

A fantastic opportunity to purchase a semi detached family home in the sought after cul-de-sac of Bro Dawel in Dunvant, ideally set to take advantage of all local amenities including convenience store, public house, pet stores, hairdressers and bakery, as well as being close to very well thought of primary and secondary schools. Dunvant offers good bus links to the city centre and road links to both the city centre and M4 as well as being a short drive from the ever popular Gower Peninsula. In a prime spot with countryside views, the property itself comprises a large living/dining room, kitchen, bathroom and two further reception rooms to the ground floor, with three bedrooms to the first floor. The property benefits from driveway parking for several vehicles. The rear garden offers a tiered garden with flower beds and an outbuilding. Viewing is recommended.

EPC - D  
Council Tax Band - D  
Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Hallway

**Lounge/Dining Room**  
22'0" max x 10'2" max (6.71 max x 3.10 max)

**Kitchen**  
8'5" x 7'1" (2.57 x 2.18)

**Reception Room Two**  
10'9" x 10'8" (3.30 x 3.26)

**Reception Room Three**  
10'11" x 10'5" (3.33 x 3.19)

Bathroom

First Floor



**Bedroom One**  
12'11" x 9'10" (3.96 x 3.02)

**Bedroom Two**  
11'10" x 7'11" (3.63 x 2.42)

**Bedroom Three**  
8'6" x 7'10" (2.61 x 2.39)

Externally

Front

Rear

**Services**  
Mains electricity. Current supplier - British Gas  
Heating and hot water. Mains gas. Current supplier - British Gas  
Mains water. Metered  
Mains drainage and sewerage  
Broadband. Current supplier - Vodafone Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - Vodafone  
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

