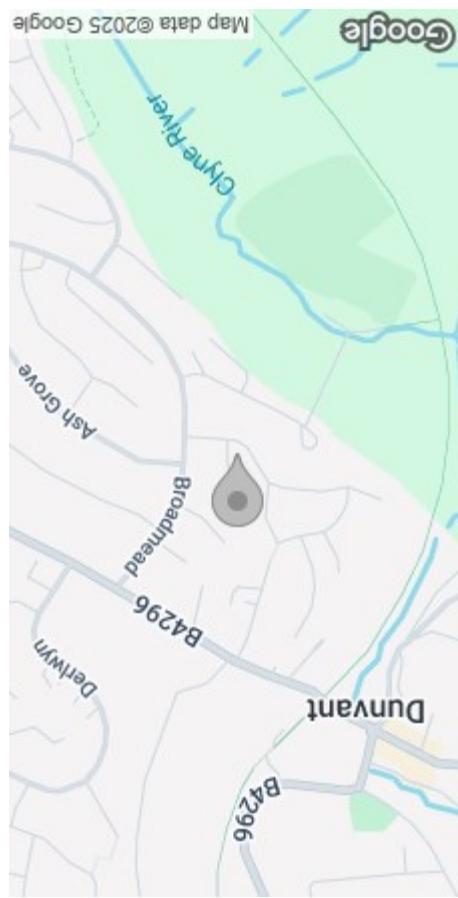


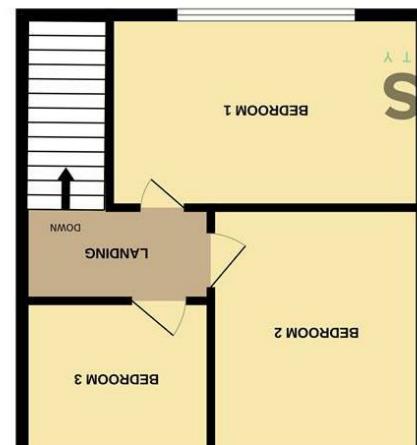
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given. It is to the responsibility of the purchaser to make his own arrangements to measure these areas. The measurements given are approximate and should be used as a guide only.

EPC



AREA MAP



FLOOR PLAN



12 Bro Dawel

Dunvant, Swansea, SA2 7RN

Offers Around £210,000



DAWSONS
ALL THINGS PROPERTY

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

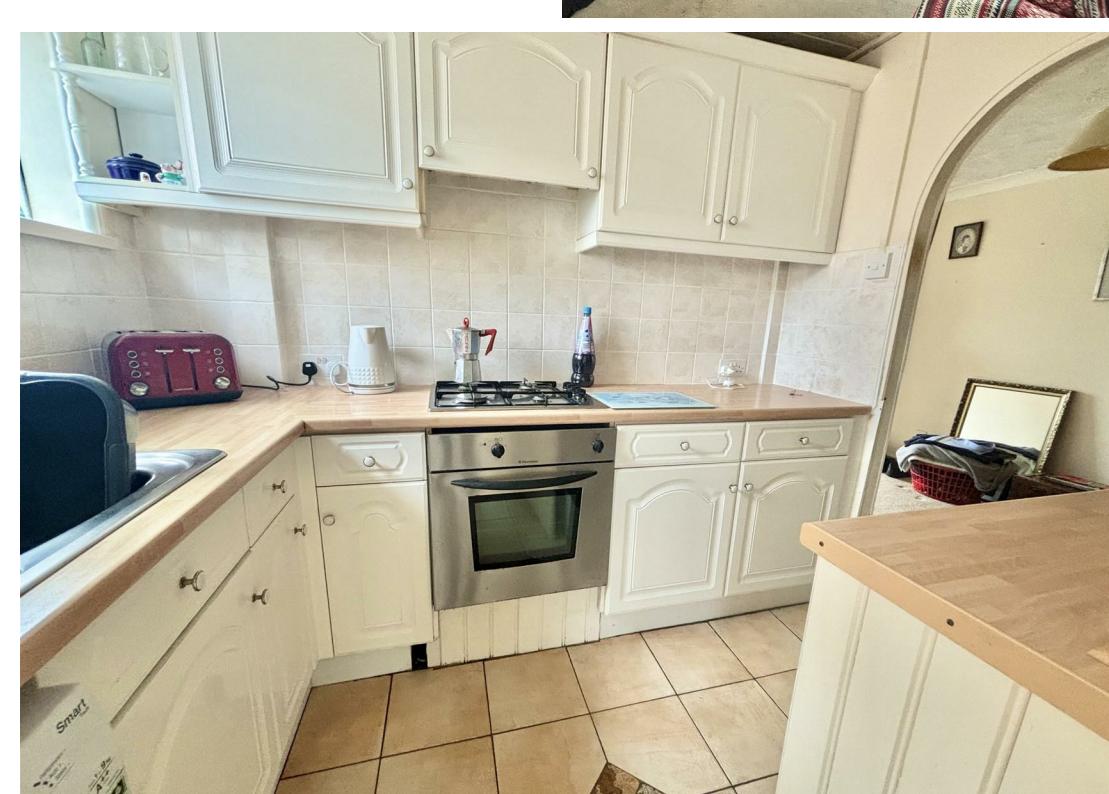
10'9" x 10'8" (3.30 x 3.26)

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.

