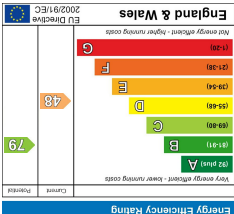
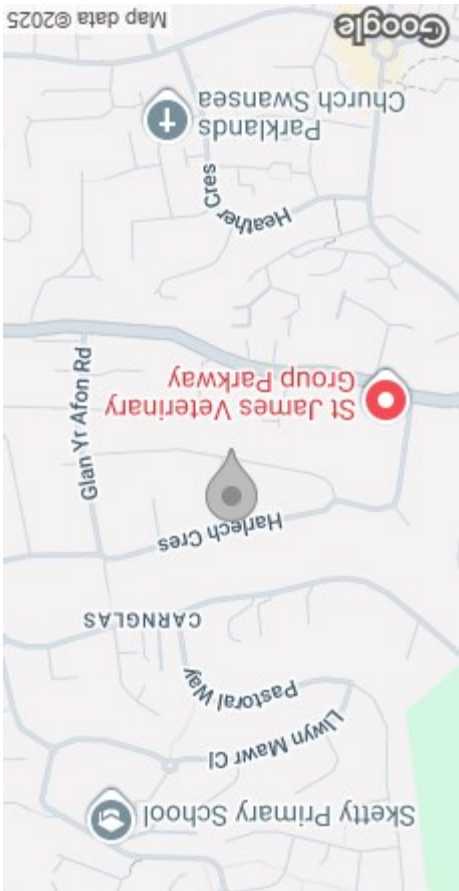


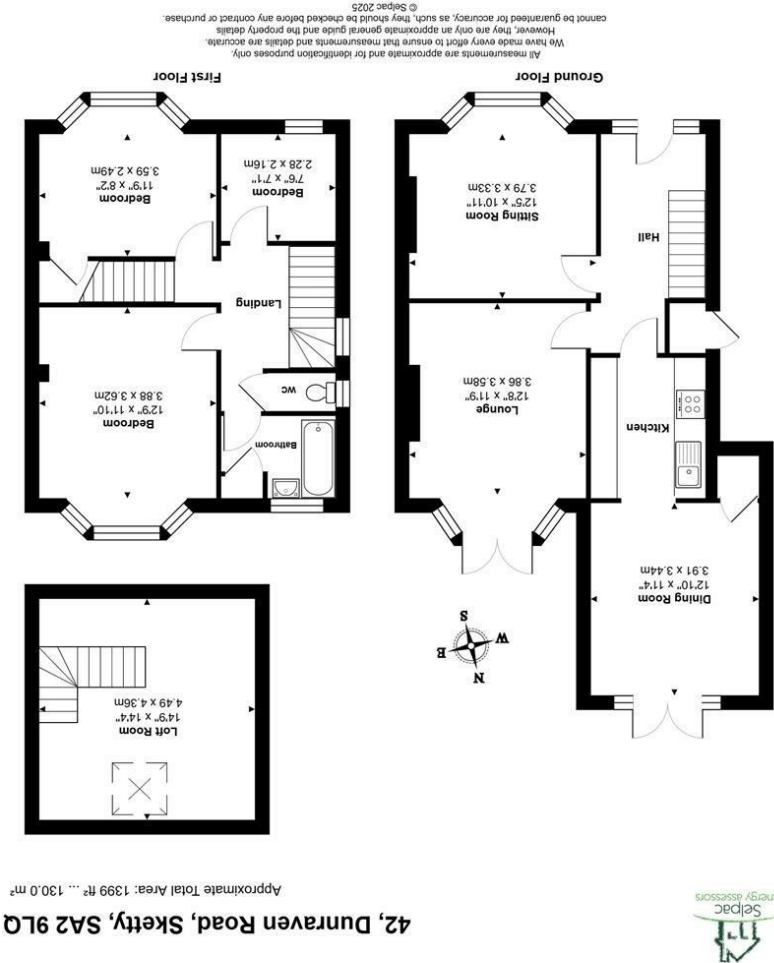
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



42 Dunraven Road
Sketty, Swansea, SA2 9LQ
Asking Price £325,000

3 1 3 E

GENERAL INFORMATION

Dawsons are delighted to bring to market this charming, traditional 1930s semi-detached home, located in a highly sought-after area.

Set over three spacious floors, the property offers well-presented and versatile accommodation. The ground floor features a welcoming entrance hallway, a front-facing family sitting room, a rear lounge, and a stylish open-plan kitchen/dining room, thoughtfully designed with ample storage and ideal for modern family living.

Upstairs on the first floor are three comfortable bedrooms and a contemporary family bathroom. Staircase from the landing leads up to an attic room (no building regs).

Outside, the property benefits from driveway parking and a beautifully maintained south-facing rear garden, adorned with mature plants and trees that provide privacy and a tranquil setting.

The location is superb, offering excellent access to a wide range of local amenities including Tycoch Square, Sketty Cross, Singleton Hospital, and Swansea University. The home also falls within the catchment area for highly regarded schools such as Olchfa Comprehensive and Sketty Primary, making it an ideal choice for families.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

12'5" x 10'11" (3.79 x 3.33)

LOUNGE

12'7" x 11'8" (3.86 x 3.58)

KITCHEN

DINING ROOM

12'9" x 11'3" (3.91 x 3.44)

FIRST FLOOR

LANDING

BEDROOM 1

12'8" x 11'10" (3.88 x 3.62)



BEDROOM 2

11'9" x 8'2" (3.59 x 2.49)

BEDROOM 3

7'5" x 7'1" (2.28 x 2.16)

BATHROOM

WC

STAIR CASE TO

LOFT ROOM

14'8" x 14'3" (4.49 x 4.36)

EXTERNAL

FRONT - Parking and decorative garden with plants.

REAR - Garden laid to lawn with sit-out patio areas and a shed.

PARKING

Off road parking to front.

TENURE

Freehold

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COUNCIL TAX

E

SERVICES

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

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

There are no known issues with mobile coverage using the vendors current supplier Lebara. Please refer to Ofcom checker for further information.

