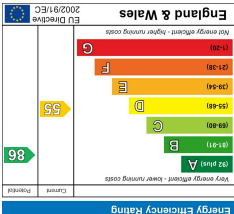


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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EPC



AREA MAP



FLOOR PLAN



78 Garrod Avenue
Dunvant, Swansea, SA2 7XQ
Offers Over £450,000



GENERAL INFORMATION

No Onward Chain! This spacious family home offers versatile living accommodation in a desirable setting, perfectly suited for modern family life.

On the ground floor, the property features two front-facing reception rooms, a generous lounge, a kitchen/breakfast room, a conservatory overlooking the garden, a utility room, and a convenient downstairs shower room. Upstairs, you will find four double bedrooms, including a master with en-suite, a nursery, and a family bathroom.

The landscaped, tiered rear garden is laid mainly to lawn with a patio seating area, enjoying a private outlook across the countryside. To the front, the property overlooks Dunvant Farm. A double garage with electrics and a driveway provide ample off-road parking.

The home is ideally located within walking distance of the cycle path connecting Swansea to Loughor and beyond, while the villages of Gowerton and Killay are just a short drive away, offering a wide range of shops, cafés, and restaurants. The property also falls within good school catchments, making it an ideal choice for families.

Viewing is highly recommended to appreciate all this wonderful home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALL

LOUNGE/STUDY
12'2" x 10'7" (3.71 x 3.25)

BEDROOM 5/SITTING ROOM
16'11" x 10'5" (5.17 x 3.19)

LIVING/DINING ROOM
24'11" x 14'11" (7.61 x 4.55)

CONSERVATORY
16'3" x 13'5" (4.96 x 4.09)

KITCHEN
18'0" x 11'9" (5.51 x 3.60)



UTILITY ROOM
11'10" x 5'5" (3.61 x 1.673)

SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM 1
15'5" x 15'0" (4.71 x 4.59)

ENSUITE BATHROOM

BEDROOM 2
17'0" x 11'10" (5.19 x 3.63)

BEDROOM 3
17'0" x 9'0" (5.19 x 2.75)

BEDROOM 4
18'10" x 10'6" (5.76 x 3.21)

NURSERY
6'11" x 5'8" (2.11 x 1.75)

FAMILY BATHROOM

EXTERNAL

Rear garden laid to lawn with patio area.

DETACHED DOUBLE GARAGE
With lighting & electrics.

TENURE
Freehold

EPC
D

COUNCIL TAX
G

SERVICES
Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

