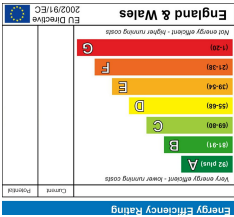


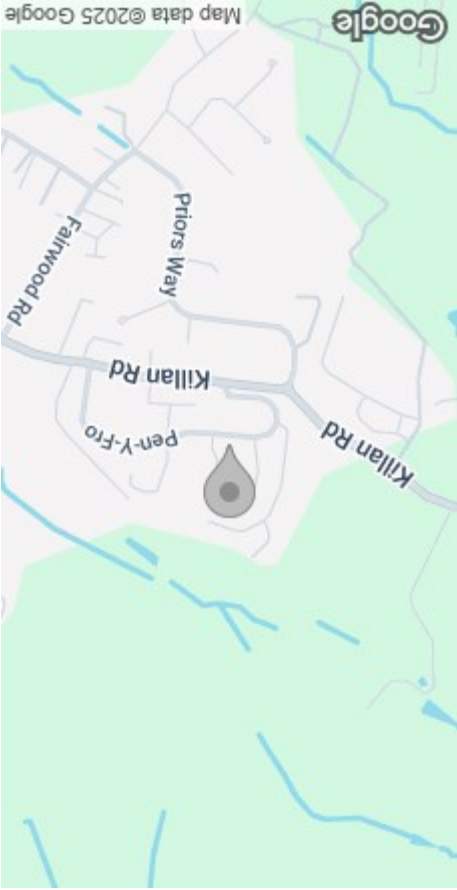
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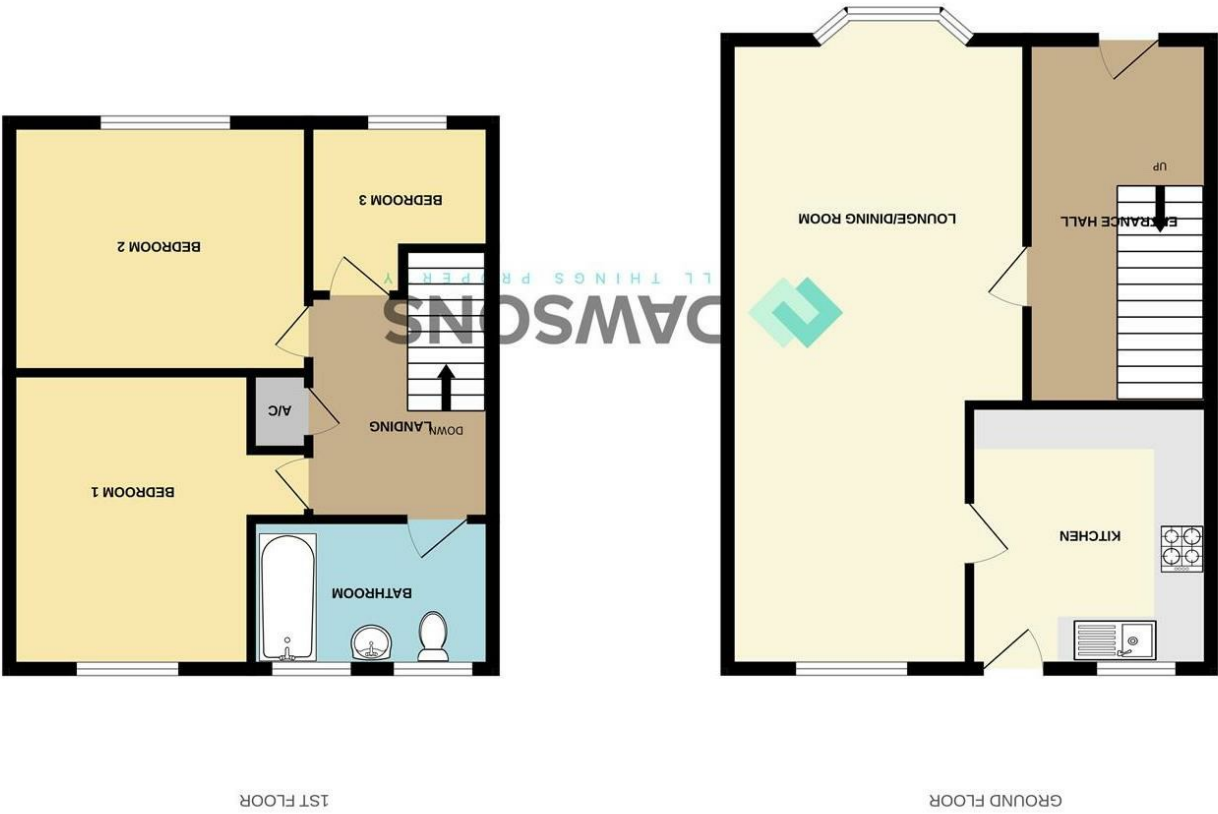
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EPC



AREA MAP



78 Pen Y Fro

Dunvant, Swansea, SA2 7TJ

Asking Price £198,000





GENERAL INFORMATION

Welcome to this charming three-bedroom mid-terrace home in Pen Y Fro, SA2. Perfect for first-time buyers, this well-presented property is situated in the heart of Dunvant –a popular and convenient residential location.

The accommodation comprises an entrance hall, a spacious open-plan lounge/dining area, and a fitted kitchen. Upstairs, you'll find three bedrooms and a family bathroom.

Externally, the home benefits from a low-maintenance rear garden and a garage located at the end of the terrace row—ideal for secure parking or additional storage.

The location is one of the home's standout features. Dunvant is a well-established and highly desirable suburb of Swansea, known for its peaceful setting and strong sense of community. It offers an ideal balance of suburban tranquillity and modern convenience. The property falls within walking distance of Pen Y Fro Primary School and is in the catchment area for the highly regarded Comprehensive Schools, making it a top choice for families prioritising education.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM

26'1" into bay x 12'5" max (7.97 into bay x 3.80 max)

KITCHEN

10'1" x 8'11" (3.08 x 2.72)

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 9'4" (3.61 x 2.85)

BEDROOM 2

10'2" x 9'10" (3.12 x 3.01)



BEDROOM 3

7'8" x 7'2" max (2.35 x 2.19 max)

BATHROOM

EXTERNAL

Rear garden with sit out patio and an AstroTurf area.

GARAGE

Located on the corner at the end of the row. 2nd garage to the right.

TENURE

Freehold

COUNCIL TAX

C

EPC

TBC

SERVICES

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

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

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

