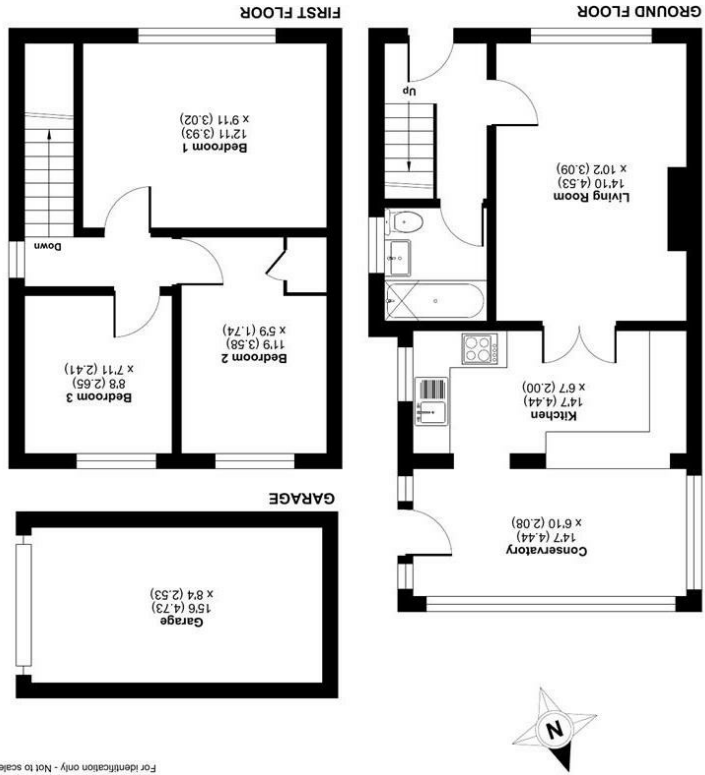


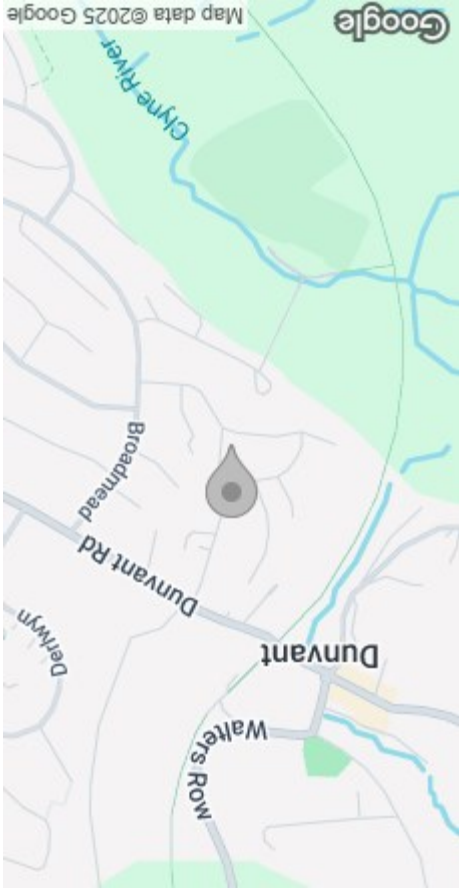
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 133258 © Dawson 2025.



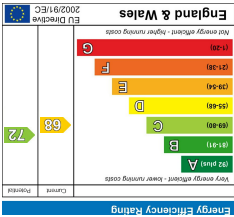
Goetre Bellaf Road, Dunvant, Swansea, SA2

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Dawsons are delighted to present this three-bedroom semi-detached dormer-style home, perfectly positioned on a generous corner plot.

Ideally located for families, the property is within easy reach of well-regarded primary schools, Olchfa Comprehensive, and the excellent amenities in Killay, including shops, bakeries, cafés, doctors, dentist, and chemist. A children's play park in nearby Woodcote and a scenic cycle track to Blackpill and the seafront offer fantastic opportunities for outdoor leisure and exploring.

Set over two floors, the accommodation comprises:

Ground Floor: Entrance hallway, bathroom, front-facing living room with feature fireplace and double glass doors opening into a bright, open-plan kitchen/conservatory, which flows into the rear garden.

First Floor: Three bedrooms off the landing

This well-maintained home benefits from uPVC double glazing and gas central heating. Externally, the generous corner plot provides gardens to the front, side, and rear. The rear garden features steps up to a level lawn and a decked seating area—perfect for entertaining. A driveway to the rear leads to a garage, adding further convenience.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

BATHROOM

LIVING ROOM
14'10" x 10'1" (4.53 x 3.09)

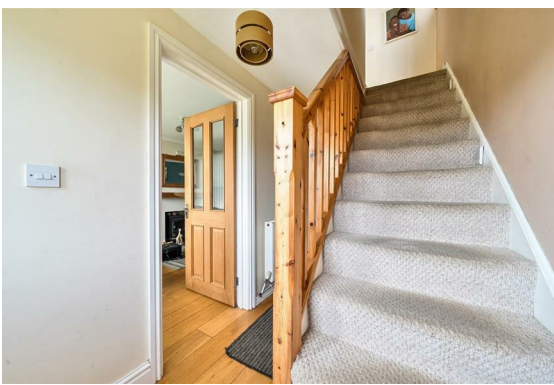
KITCHEN
14'6" x 6'6" (4.44 x 2.00)

CONSERVATORY
14'6" x 6'9" (4.44 x 2.08)

FIRST FLOOR

LANDING

BEDROOM 1
12'10" x 9'10" (3.93 x 3.02)



BEDROOM 2
11'8" x 5'8" (3.58 x 1.74)

BEDROOM 3
8'8" x 7'10" (2.65 x 2.41)

EXTERNAL

PARKING

Driveway

GARAGE

Single garage

TENURE

Freehold

EPC

D

COUNCIL TAX

D

SERVICES

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

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

