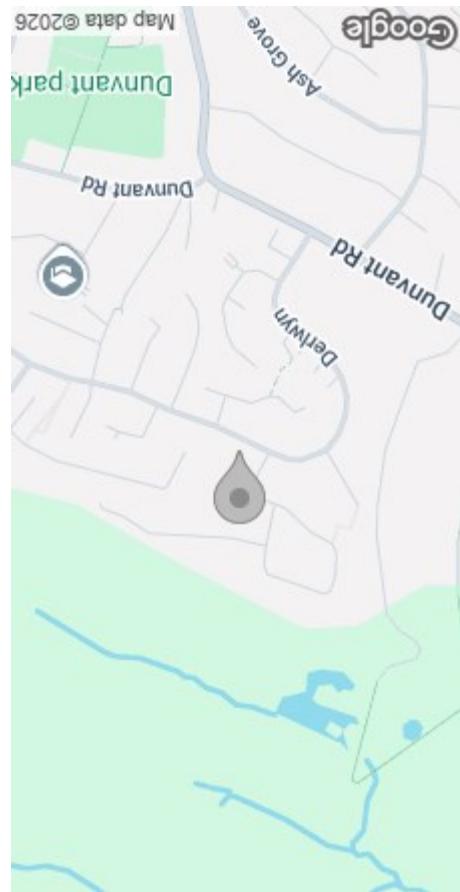
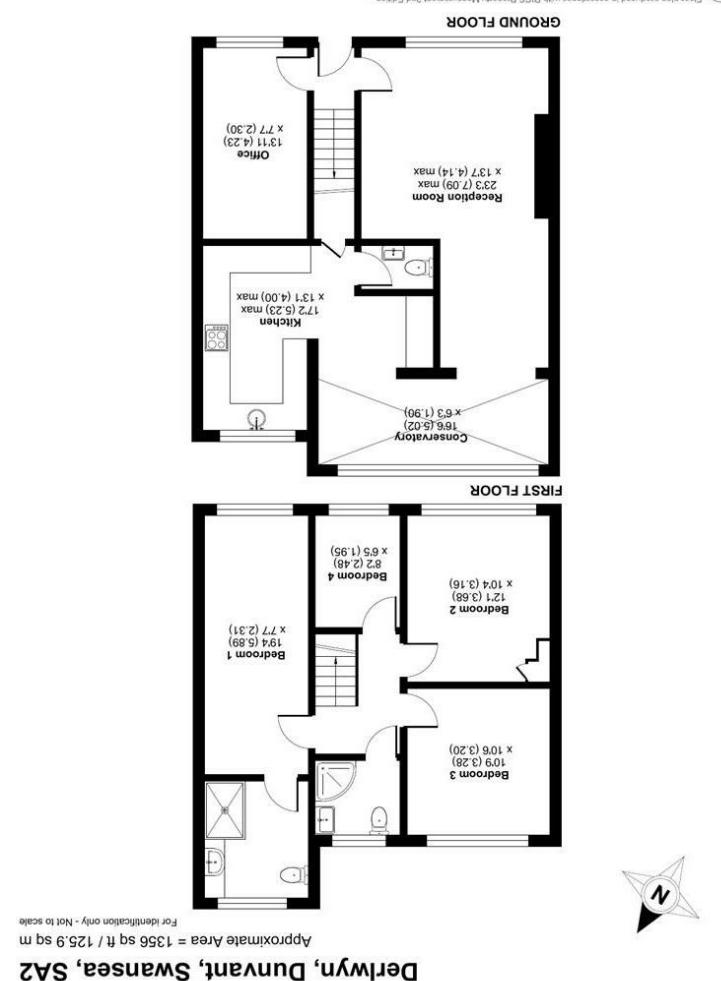


These particular statements, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as representations by themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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AREA MAP



FLOOR PLAN



97 Derlwyn
Dunvant, Swansea, SA2 7PN
Asking Price £365,000



GENERAL INFORMATION

Introducing this inviting four-bedroom detached family home in the sought-after village of Duvant. Within walking distance of well-regarded primary schools and falling within the catchment area for Olchfa Comprehensive School, the property also benefits from close proximity to the local doctor's surgery, dentists, and the many shops, cafés, and public houses at Killay Shopping Precinct.

The ground floor offers a welcoming entrance hall leading to a spacious lounge/diner, a versatile sitting room/home office, a generous kitchen, and a bright conservatory. A convenient cloakroom completes the layout.

Upstairs, there are four well-proportioned bedrooms, including a master with ensuite shower room, along with a modern family bathroom.

Externally, the home enjoys a rear garden laid to lawn with composite decking and a storage shed, plus off-road parking for up to three vehicles at the front.

With its spacious accommodation, family-friendly setting, and excellent local amenities, this property is ready to become your next home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

23'3" max x 13'6" max (7.09 max x 4.14 max)



SITTING ROOM/OFFICE

13'10" x 7'6" (4.23 x 2.30)

KITCHEN

17'1" x 13'1" (5.23 x 4.00)



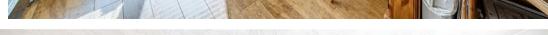
CONSERVATORY

16'5" x 6'2" (5.02 x 1.90)

CLOAKROOM

FIRST FLOOR

LANDING



BEDROOM 1

19'3" x 7'6" (5.89 x 2.31)

ENSUITE SHOWER ROOM

BEDROOM 2

12'0" x 10'4" (3.68 x 3.16)

BEDROOM 3

10'9" x 10'5" (3.28 x 3.20)

BEDROOM 4

8'1" x 6'4" (2.48 x 1.95)

FAMILY BATHROOM

EXTERNAL

Rear garden laid to lawn with composite decking and a storage shed.

PARKING

Off road parking to front for 3 vehicles.

TENURE

Freehold

EPC

C

COUNCIL TAX

E

SERVICES

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

There is currently broadband available at the property via Virgin media, Fibre optic. Please refer to the Ofcom checker for further coverage information.

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

ADDITIONAL INFORMATION

THIS PROPERTY HAS SOLAR PANELS (OWNED). PLEASE ENQUIRE WITH AGENT FOR FURTHER DETAILS.

