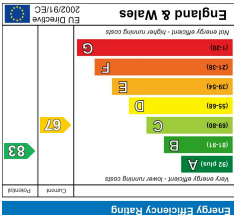
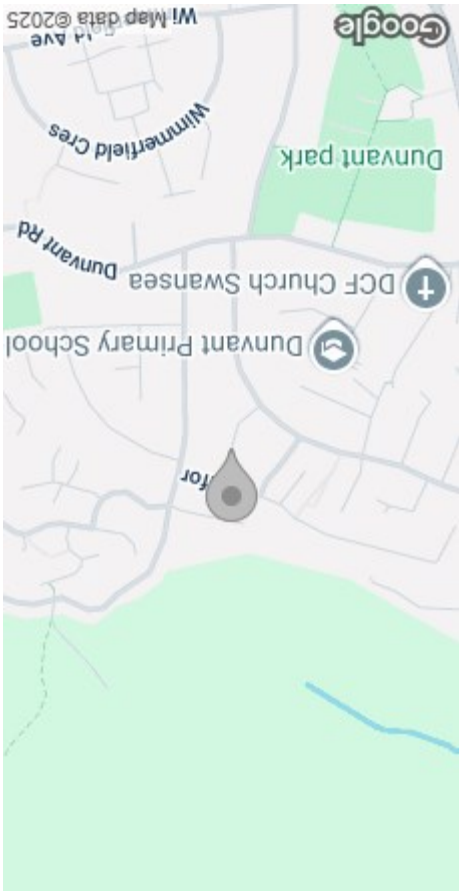


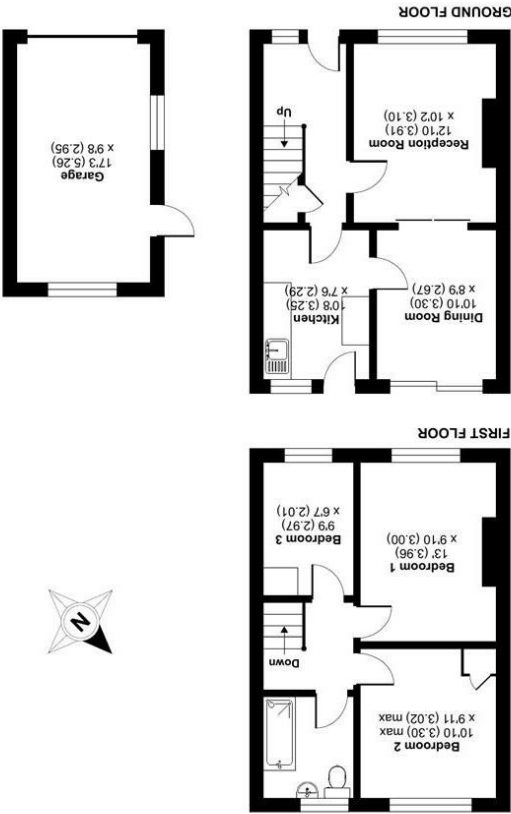
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Pencoed, Dunvant, Swansea, SA2

Approximate Area = 818 sq ft / 76 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 985 sq ft / 91.5 sq m

For identification only - Not to scale

FLOOR PLAN



11 Pencoed

Dunvant, Swansea, SA2 7PQ

Asking Price £215,000

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GENERAL INFORMATION

NO ONWARD CHAIN!! Set in a peaceful cul-de-sac in the sought-after area of Pencoeed, Dunvant, this three-bedroom semi-detached dormer-style home offers comfortable living in a highly desirable location. Just a short distance from Killay, residents will enjoy easy access to a variety of local amenities including shops, cafes, restaurants, a bakery, a doctor's surgery, and some of the area's most highly regarded schools such as Olchfa Comprehensive and local primaries—making it a fantastic choice for families or those looking to settle down.

Inside, the accommodation is well laid out. A welcoming entrance hall leads into a bright and spacious lounge, which flows seamlessly into the adjoining dining area—creating an ideal space for both relaxing and entertaining. The kitchen, positioned to the rear, is functional and practical, offering plenty of potential. Upstairs, the home offers three bedrooms and a fitted shower room, providing ample space.

Externally, the front garden is neatly lawned, with a driveway offering off-road parking and leading to the garage. The rear garden is designed with outdoor living in mind, laid to lawn featuring a patio area—perfect for al fresco dining or simply enjoying the sunshine.

While the property would benefit from some modernisation, it presents a fantastic opportunity to add your own personal touch and create a truly special home in a popular, well-connected area.

Don't miss your chance to view—this property has great potential and is brimming with promise.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE
12'9" x 10'2" (3.91 x 3.10)

DINING ROOM
10'9" x 8'9" (3.30 x 2.67)

KITCHEN
10'7" x 7'6" (3.25 x 2.29)

FIRST FLOOR

LANDING

BEDROOM 1
12'11" x 9'10" (3.96 x 3.00)



BEDROOM 2
10'9" max x 9'10" max (3.30 max x 3.02 max)

BEDROOM 3
9'8" x 6'7" (2.97 x 2.01)

BATHROOM

EXTERNAL
FRONT - Driveway and lawned area.

REAR - Garden laid to lawn with a sit out patio area.

PARKING
Driveway to front leading to garage.

GARAGE
Entry via 'up and over door'

TENURE
Freehold

EPC
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COUNCIL TAX
D

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

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

