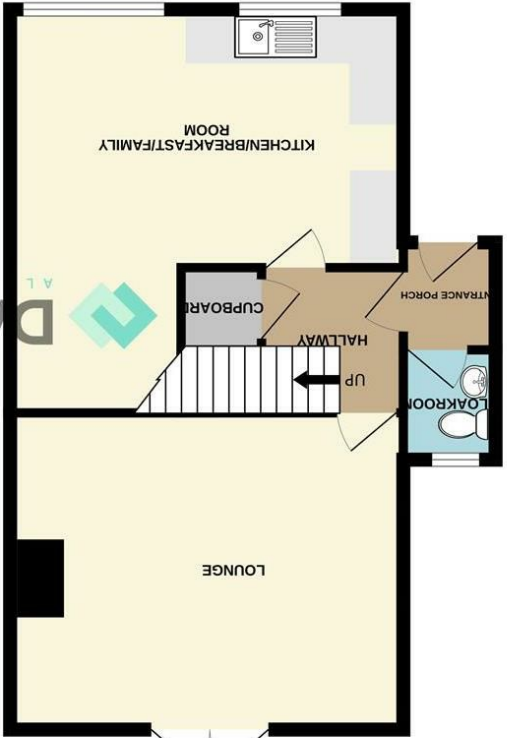
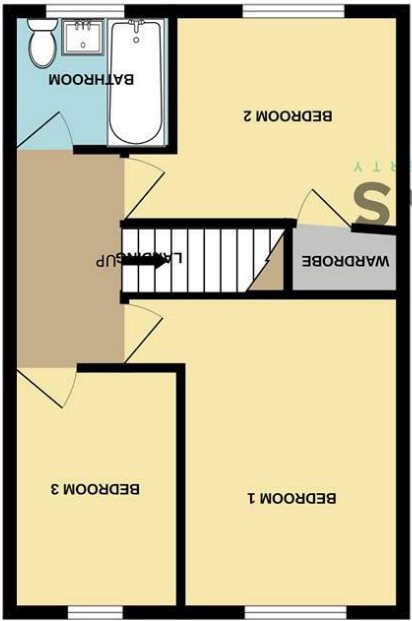


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

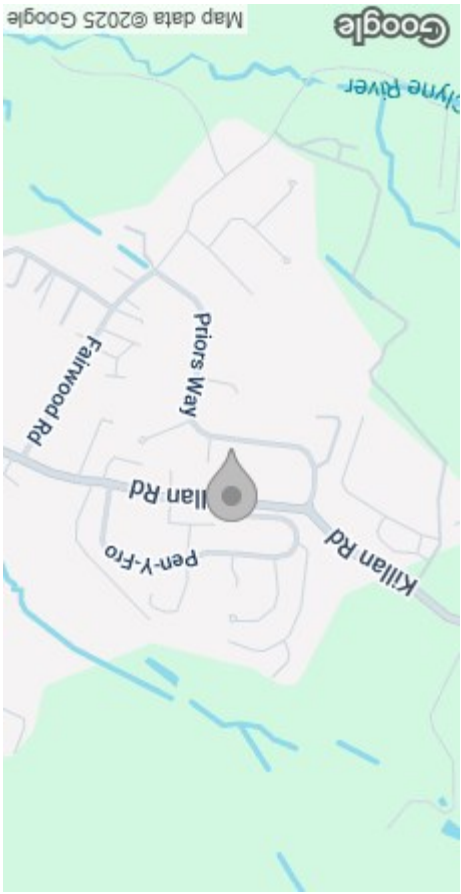
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.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

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TOTAL FLOOR AREA: 948 sq ft (88.1 sq.m.) approx.

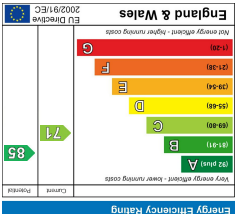


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Set in the heart of the ever-popular Dunvant area, this attractive three-bedroom semi-detached home offers a wonderful opportunity for a range of buyers, from first-time homeowners to growing families. Thoughtfully extended at the rear, the property welcomes you with a bright entrance area and a convenient downstairs WC, leading into a generously sized living room that's perfect for both everyday living and entertaining.

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 tranquility 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 Olchfa Comprehensive School, making it a top choice for families prioritising education.

Commuting and connectivity are seamless, with excellent road and bus links providing quick access to Swansea city centre, the charming seaside village of Mumbles, and the stunning beaches and countryside of the Gower Peninsula. Daily essentials are within easy reach too, thanks to the nearby Killay Shopping Precinct, home to supermarkets, cafés, restaurants, and other useful amenities.

Nature lovers will appreciate the proximity to scenic outdoor spaces such as Dunvant Park and Clyne Valley Country Park, offering beautiful walking and cycling routes. The area's relaxed atmosphere and welcoming neighbourhood vibe make it an ideal setting for those seeking a peaceful yet connected lifestyle.

Offering space, practicality, and location in equal measure, this is a home that truly delivers on all fronts.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

CLOAKROOM

HALLWAY

KITCHEN/BREAKFAST/FAMILY ROOM

16'11" x 16'6" (5.17 x 5.04)

LOUNGE

16'6" x 13'3" (5.04 x 4.06)

FIRST FLOOR

LANDING

BEDROOM 1

13'4" x 11'8" (4.07 x 3.57)



BEDROOM 2

11'8" x 9'3" (3.57 x 2.82)

BEDROOM 3

10'3" x 7'2" (3.13 x 2.19)

BATHROOM

EXTERNAL

FRONT - Parking for 2 vehicles.

REAR - Patio area with steps leading to a lawn.

PARKING

Off road parking to front.

TENURE

Freehold

EPC

C

COUNCIL TAX

C

SERVICES

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

There is currently broadband available at the property via Sky. 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.

