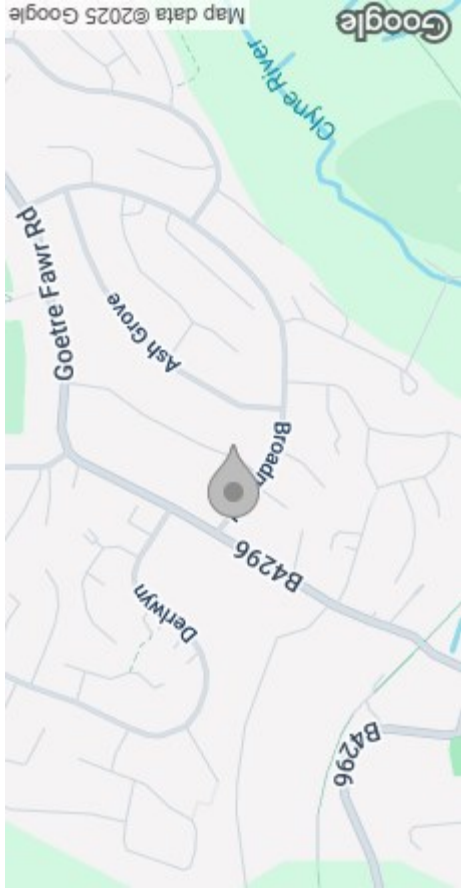


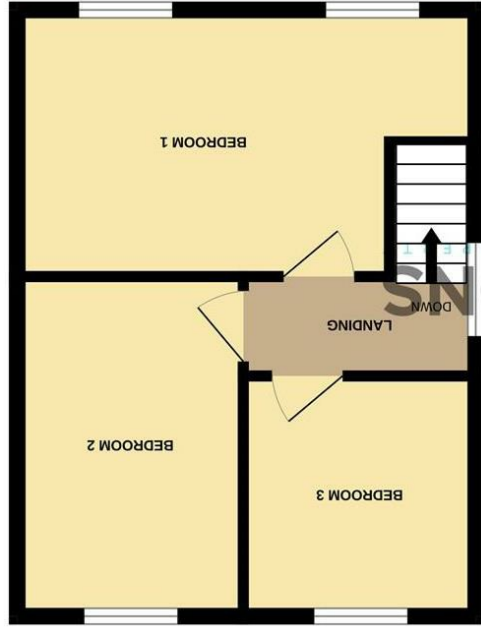
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst 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, omission or mis-statement. 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 operability or efficiency can be given. Made with Metropix ©2025

EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



55 Y Berllan
 Dunvant, Swansea, SA2 7RW
 Offers Over £200,000



GENERAL INFORMATION

Calling All First-Time Buyers! Welcome to this charming 3-bedroom semi-detached home located in the heart of Dunvant, on the popular Y Berllan. With easy access to a variety of local amenities, this property is also situated within the sought-after catchment area for Olchfa Comprehensive School.

As you enter, you're greeted by a bright hallway that leads into the cosy lounge. At the rear of the property, you'll find a spacious kitchen diner with ample storage and room for a small table, perfect for family meals. The ground floor also features the conveniently located bathroom. Upstairs, there are three well-proportioned bedrooms, with the two rear rooms offering delightful views over Clyne Valley.

Externally, the property offers a south-facing rear garden, laid to lawn and accessible via side gates. This sun-drenched garden includes a paved seating area, a charming summer house, and generous storage space. To the front, you'll find off-road parking for 2+ cars and a tiered front garden, featuring well-maintained lawn areas and raised beds.

The location of this property is truly ideal, with easy access to local amenities such as the nearby Killay Precinct, home to a variety of shops, as well as Dunvant's own offerings. It's also well-positioned within the catchment area for both primary and secondary schools. Swansea University and Singleton Hospital are easily accessible, and transport links are conveniently located, providing quick routes to Swansea City Centre or the scenic Gower Peninsula. Viewing is highly recommended!

EPC - D
Council Tax Band - D
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'9" x 10'2" (4.51 x 3.11)

KITCHEN/DINER

16'0" x 6'6" (4.89 x 1.99)

BATHROOM

6'0" x 5'3" (1.83 x 1.62)

FIRST FLOOR

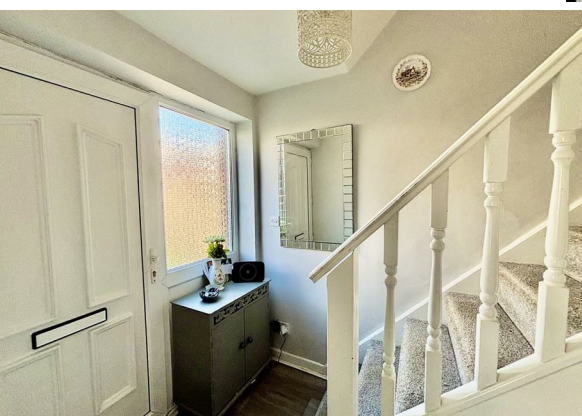
LANDING

BEDROOM 1

16'0" x 10'2" (4.90 x 3.12)

BEDROOM 2

11'7" x 7'8" (3.54 x 2.36)



BEDROOM 3

8'4" x 8'1" (2.55 x 2.48)

EXTERNAL

FRONT - Sloped driveway and tiered garden laid to lawn.

REAR - Flat south-facing garden laid to lawn with a sit-out patio area and a summer house.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

