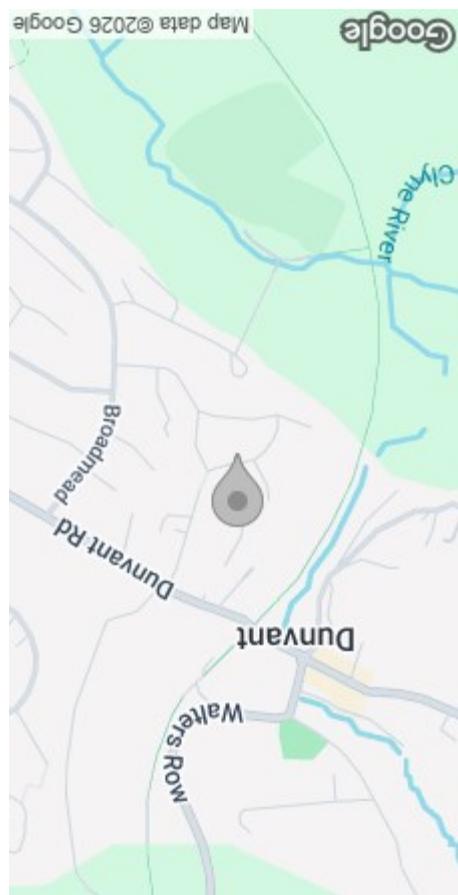


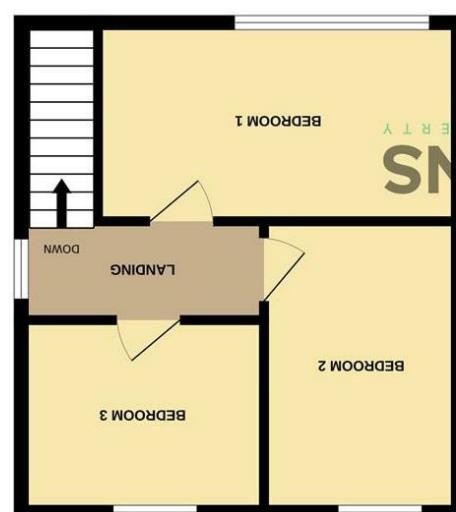
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every effort is made to ensure the accuracy of the information contained, these measurements are approximate and no responsibility is taken for any inaccuracies or omissions of the information. The vendor, seller and agent are not responsible for any inaccuracies or omissions of the information. Measurements are taken to the nearest centimetre and should be used for guidance only. As to their accuracy 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



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



27 Howells Road  
Duvant, Swansea, SA2 7RR  
Asking Price £235,000



## GENERAL INFORMATION

NO CHAIN! Situated in the popular residential area of Dunvant, this well-presented three-bedroom semi-detached home offers versatile living space ideal for families or first-time buyers. The accommodation comprises an entrance hall, a spacious lounge/diner, fitted kitchen, separate family room and a ground floor bathroom. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from driveway parking to the front and an enclosed rear garden laid to lawn. Conveniently located close to local amenities, schools and transport links, this property must be viewed to be appreciated.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE/DINER

23'4" max x 10'3" (7.13 max x 3.13)



#### KITCHEN

8'4" x 6'7" (2.56 x 2.02)

#### CONSERVATORY

15'1" x 9'7" (4.62 x 2.93)

#### BATHROOM

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'11" x 9'11" (3.94 x 3.04)



#### BEDROOM 2

11'9" x 8'0" (3.59 x 2.45)

#### BEDROOM 3

8'7" x 7'10" (2.64 x 2.41)

#### EXTERNAL

#### PARKING

Driveway to front

#### REAR GARDEN

Garden laid to lawn

#### TENURE

Freehold

#### COUNCIL TAX

D

#### EPC

C

#### 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.

