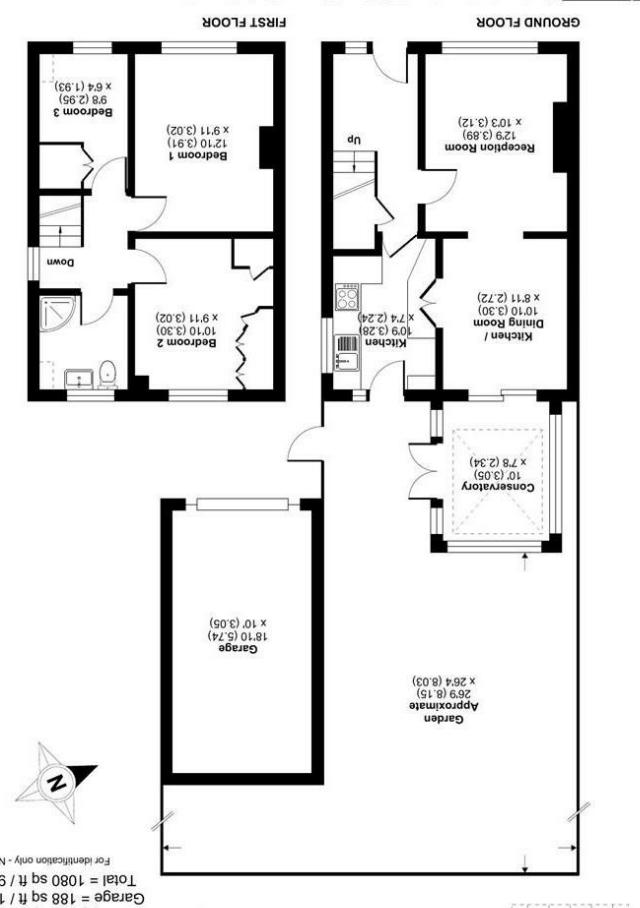


AREA MAP

Hendre, Dunvant, Swansea, SA2

FLOOR PLAN



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.



## 9 Hendre

Dunvant, Swansea, SA2 7PP

Offers Around £240,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Lovely Three-Bedroom Semi-Detached Home in a Sought-After Cul-De-Sac

Discover this beautifully presented three-bedroom semi-detached dormer style house, set in a quiet cul-de-sac in Hendre, Denvant. Within close proximity to Killay, where you'll find a selection of shops, cafes, restaurants, a local bakery, and a doctor's surgery, making day-to-day living incredibly convenient, and highly regarded schools, including well-thought-of primary schools and Olchfa Comprehensive School, this home is perfect for families or those looking to settle in a desirable area.

The well-laid-out accommodation comprises a welcoming hallway, a bright and spacious front-facing lounge that seamlessly flows into a dining area, leading to a light-filled conservatory—perfect for relaxing or entertaining. The kitchen offers practicality and convenience, completing the ground floor.

Upstairs, you'll find three bedrooms, with the front-facing bedrooms offering lovely views, along with a stylishly fitted shower room. The home benefits from uPVC double glazing and efficient gas combi central heating.

Externally, the property boasts a neatly lawned front garden and a driveway leading to a single garage. The rear garden has been thoughtfully designed for low maintenance, featuring a patio and decked seating areas—ideal for enjoying outdoor living.

This delightful home offers a fantastic opportunity in a sought-after location—early viewing is highly recommended!

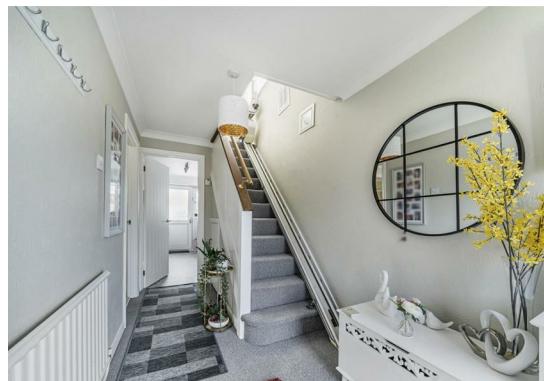


## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

**Lounge**  
12'9" x 10'3" (3.89m x 3.12m)



**Dining Room**  
10'10" x 8'11" (3.30m x 2.72m)



**Conservatory**  
10'0" x 7'8" (3.05 x 2.34)



#### Kitchen

10'9" x 7'4" (3.28 x 2.24)



### First Floor

#### Landing

Double glazed window to the side.  
Access via a pull down ladder to a partly boarded loft. Doors into:



**Bedroom One**  
12'10" x 9'11" (3.91m x 3.02m)



**Bedroom Two**  
10'10" x 9'11" (3.30m x 3.02m)



**Bedroom Three**  
9'8" x 6'4" (2.95m x 1.93m)

#### Shower Room

#### Externally

FRONT - An enclosed garden laid to lawn with a flower border. Gated pedestrian access to the rear garden. Gated access to a driveway providing parking for two vehicles and leading to:

REAR - An enclosed, low maintenance garden with a paved patio sit out area, border shrubs and artificial grass. Garden shed (to remain).

#### Garage

18'10" x 10'0" (5.74m x 3.05m)  
Power and light connected.

#### Services

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

#### EPC

D

#### TENURE

Freehold

#### COUNCIL TAX

D

