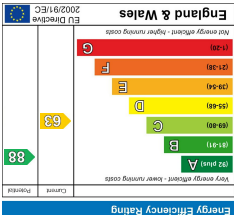


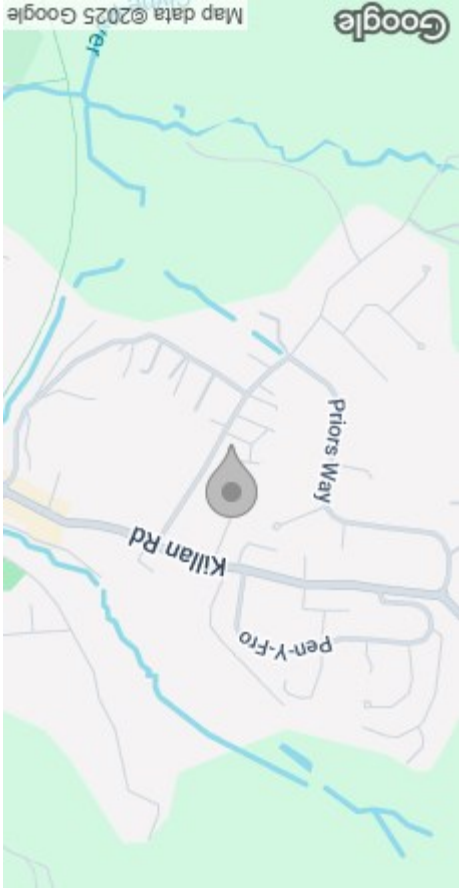
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EPC



AREA MAP



FLOOR PLAN



34 Fairwood Road
Dunvant, Swansea, SA2 7UL
Asking Price £220,000

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GENERAL INFORMATION

NO CHAIN! - Welcome to this three-bedroom semi-detached home, set in the sought-after residential area of Dunvant, Swansea. Positioned on a generous corner plot, the property offers bright living spaces, a spacious garden, and convenient off-road parking, making it an excellent choice for families, first-time buyers, or anyone looking to settle in a popular community.

The ground floor features an inviting entrance hall leading into a light and comfortable open-plan lounge and dining area. The kitchen offers a practical layout with access to a useful lean-to, providing additional storage space or potential for greater flexibility. A conveniently located bathroom completes the ground floor. Upstairs, the home offers three well-proportioned bedrooms.

Externally, the property boasts a wrap-around garden laid mainly to lawn with additional chipping areas, offering plenty of outdoor space. To the rear, you'll find off-road parking and a garage, adding excellent practicality.

Situated close to local schools, shops, and transport links, this freehold property is ideally located for anyone seeking a well-connected and welcoming neighbourhood. Set in the popular village of Dunvant, it benefits from nearby amenities, highly regarded schools, convenient bus routes, and Gowerton train station just three miles away.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM
22'9" x 11'1" (6.94 x 3.39)

KITCHEN
7'5" x 8'4" (2.28 x 2.56)

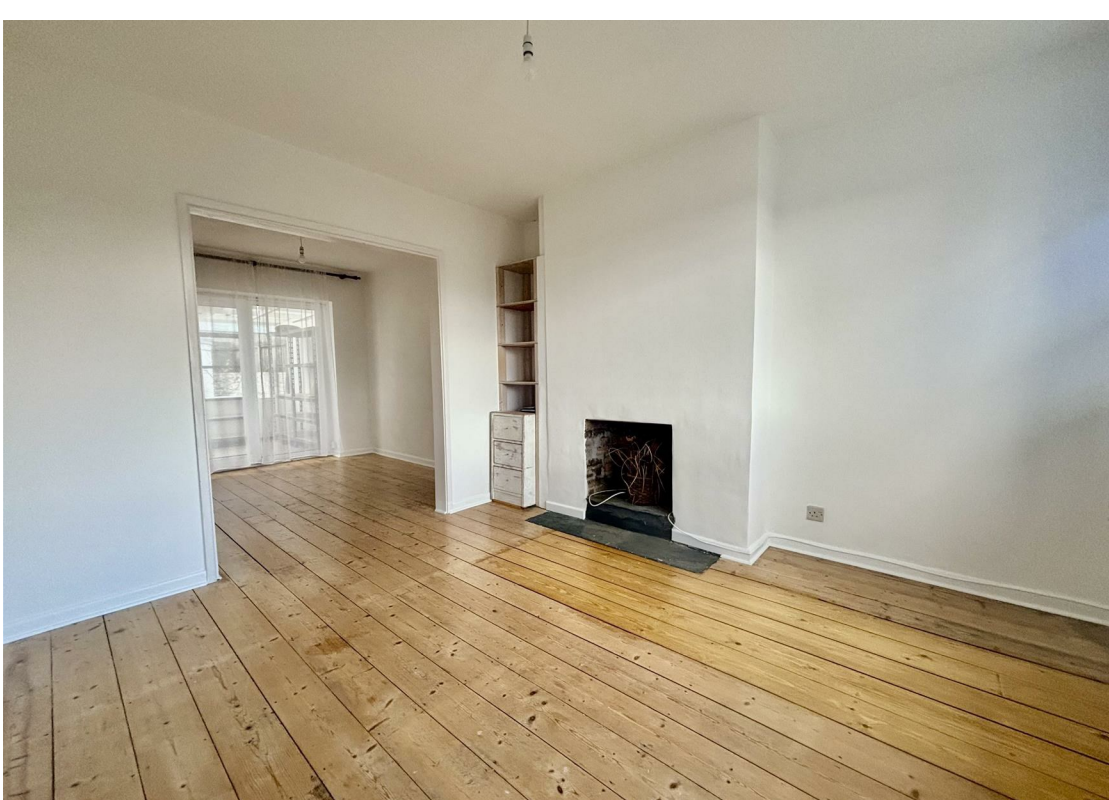
LEAN-TO
16'3" x 8'4" (4.96 x 2.55)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1
14'0" x 10'0" (4.27 x 3.06)



BEDROOM 2
12'0" x 8'6" (3.68 x 2.61)

BEDROOM 3
8'7" x 9'0" (2.64 x 2.75)

EXTERNAL
wrap around garden laid to lawn with chipping areas.

PARKING
Off road parking to rear.

Garage

TENURE
Freehold

EPC
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COUNCIL TAX
D

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

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

