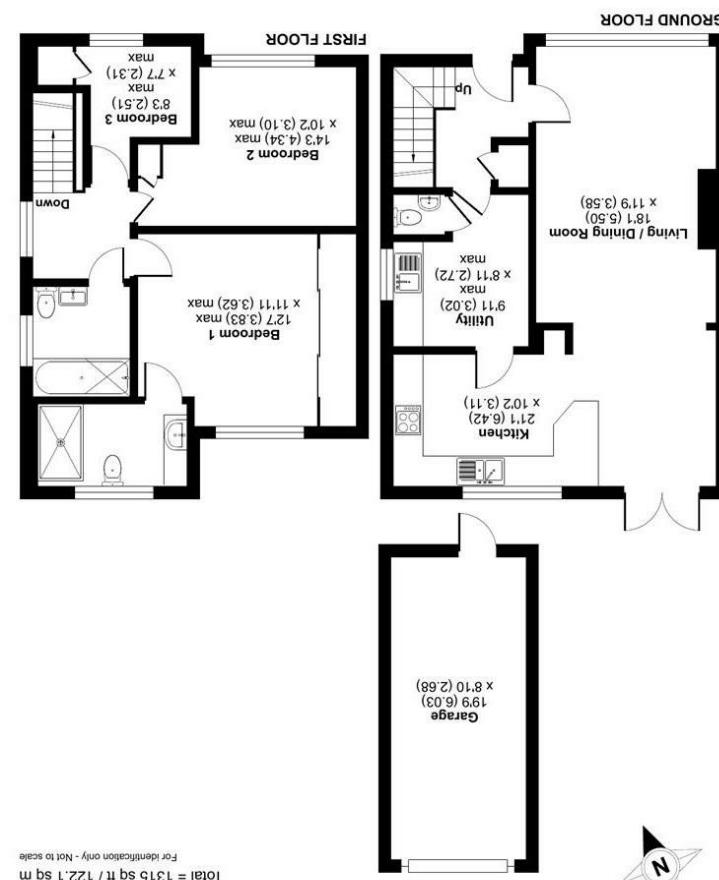


AREA MAP



Pen Y Fro, Duvant, Swansea, SA2

FLOOR PLAN



33 Pen Y Fro  
Duvant, Swansea, SA2 7TR  
Best Offers Over £275,000



## GENERAL INFORMATION

Introducing this beautifully updated three-bedroom home, offering stylish, modern living in a sought-after residential location.

Step inside to an entrance hall that leads through to a spacious open-plan lounge, dining area, and contemporary kitchen - perfect for everyday living and entertaining. The ground floor also benefits from a separate utility room and a convenient downstairs cloakroom, adding to the practicality of the space.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom. The master bedroom boasts its own en-suite shower room.

Outside, the garden offers a lovely blend of patio and lawn - ideal for outdoor dining, play, or simply relaxing. To the front, the property provides ample off-road parking.

The location is one of the property's key highlights. Situated in the well-established and sought-after suburb of Duntvant, this area is renowned for its peaceful atmosphere and strong community spirit. It offers the perfect blend of suburban calm and everyday convenience. The home is within walking distance of Pen Y Fro Primary School and lies within the catchment area for highly regarded comprehensive schools - making it an excellent choice for families.

This turnkey home is perfect for families or professionals seeking space, comfort, and a move-in-ready finish. Viewing is highly recommended!

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKROOM

#### LOUNGE/DINER

18'0" x 11'8" (5.50 x 3.58)



#### KITCHEN

21'0" x 10'2" (6.42 x 3.11)



#### UTILITY ROOM

9'10" max x 8'11" max (3.02 max x 2.72 max)

#### FIRST FLOOR

#### LANDING



**BEDROOM 1**  
12'6" max x 11'10" max (3.83 max x 3.62 max)

#### ENSUITE

**BEDROOM 2**  
14'2" max x 10'2" max (4.34 max x 3.10 max)

**BEDROOM 3**  
8'2" max x 10'2" max (2.51 max x 3.10 max)

#### BATHROOM

#### EXTERNAL

#### PARKING

**TENURE**  
FREEHOLD

**EPC**  
C

**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

