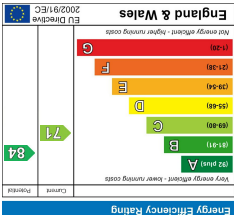


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

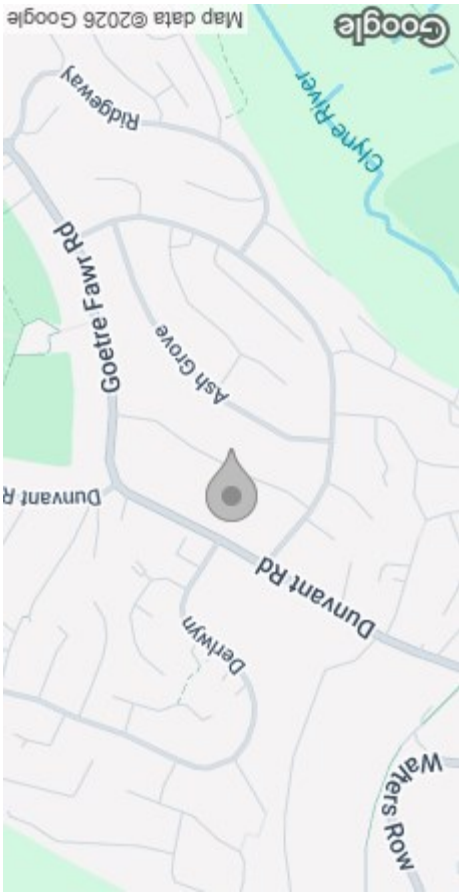
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.

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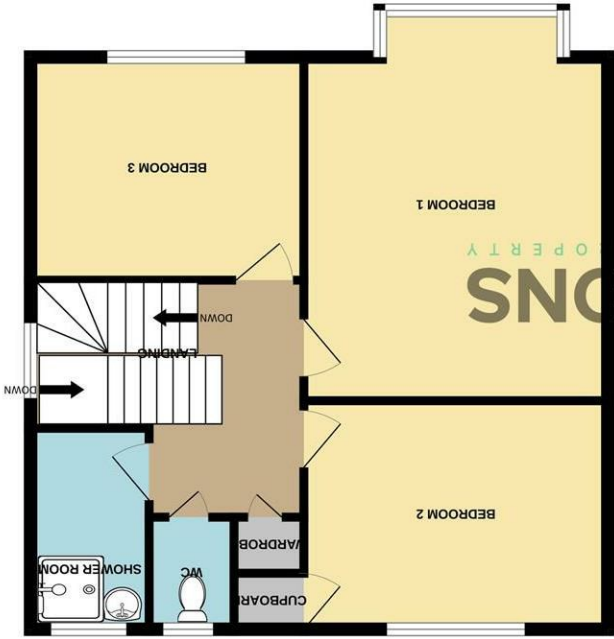
TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.



EPC



AREA MAP



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

FLOOR PLAN



37 Y Berllan

Dunvant, Swansea, SA2 7RW

Offers Around £200,000



GENERAL INFORMATION

NO ONWARD CHAIN!!! Welcome to this spacious 3-bedroom home situated in the ever-popular area of Duvant. Located on a quiet residential street, this property offers excellent access to local amenities and falls within the catchment area for the highly regarded Olchfa Comprehensive School.

As you enter the property, you're welcomed into a central hallway that leads to a generously sized lounge/diner –perfect for relaxing or entertaining guests. The kitchen sits to the rear of the home and offers plenty of potential to create a modern, functional space tailored to your needs.

Upstairs, you'll find three double bedrooms, providing ample room for family living or home working. The bathroom is complemented by a separate W/C, adding extra convenience for busy households.

Outside, the property boasts a good-sized rear garden, ideal for children, pets, or summer gatherings. Additional benefits include an integral garage, offering valuable storage or off-street parking options.

Although in need of modernisation, this home presents a fantastic opportunity to add your own stamp and create something truly special. With excellent schools, shops, and transport links nearby, the location is ideal for families, professionals, or those looking to invest.

Early viewing is highly recommended to appreciate the potential this home has to offer!

FULL DESCRIPTION

GROUND FLOOR

PORCH

HALLWAY

LOUNGE / DINER

26'5" (into bay) x 11'1" (8.06 into bay) x 3.38)

KITCHEN

12'4" x 8'5" (3.77 x 2.58)

FIRST FLOOR

BEDROOM 1

16'4" x 18'3" (5.003 x 5.58)

BEDROOM 2

11'9" x 10'0" (3.60 x 3.07)



BEDROOM 3
11'8" x 10'0" (3.57 x 3.07)

W/C
BATHROOM

EXTERNAL
PARKING
GARAGE

TENURE
Freehold

EPC
C

COUNCIL TAX
Band D

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.

