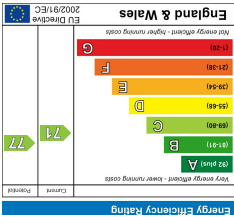


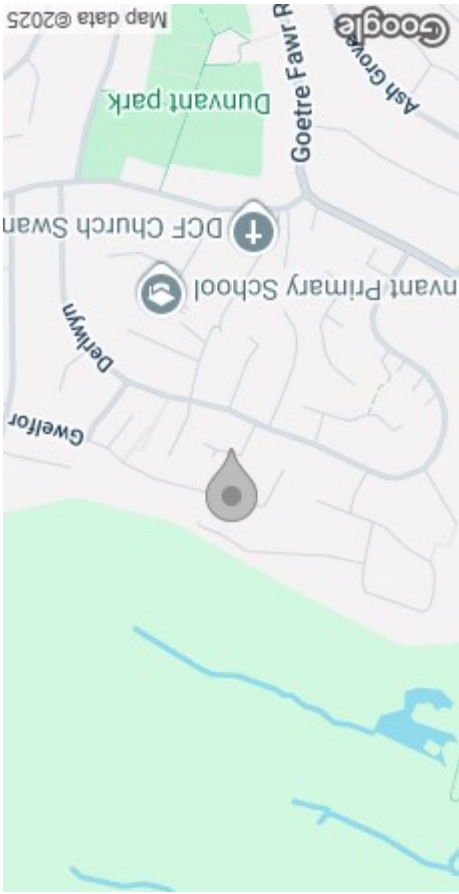
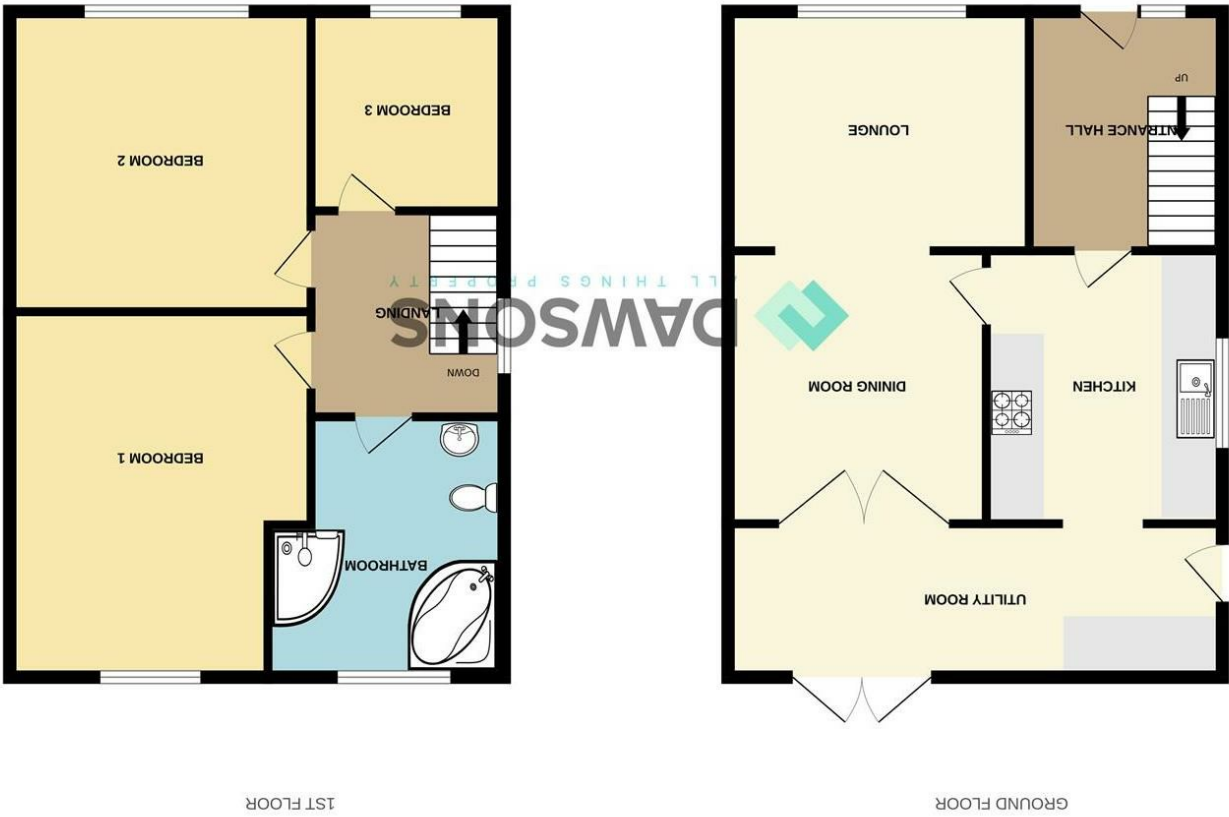
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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EPC



19 Cae Crwn
Dunvant, Swansea, SA2 7PS
Asking Price £230,000



GENERAL INFORMATION

No Onward Chain!
This extended semi-detached home is ideally located in a peaceful cul-de-sac, perfect for a range of buyers. The well-presented accommodation briefly comprises an entrance hallway, a spacious open-plan lounge/dining room, and a fitted kitchen that flows into a convenient utility room—complete with French doors opening out to the rear garden.

Upstairs, you'll find three bedrooms and a fully fitted bathroom. Outside, the property benefits from a driveway leading to a garage, along with well-maintained front and rear gardens offering plenty of outdoor space.

Situated within the highly sought-after Olchfa School catchment area, this home enjoys a prime location with easy access to a wide range of local amenities. From the scenic cycle path and well-regarded schools to Dunvant Rugby Club, nearby children's parks, and the vibrant Killay Village Precinct, everything you need is just a stone's throw away. Early viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
13'1" x 10'6" (4.01 x 3.21)

DINING ROOM
10'10" x 9'3" (3.32 x 2.83)

KITCHEN
10'4" x 8'0" (3.16 x 2.44)

UTILITY ROOM
14'9" x 6'7" (4.52 x 2.01)

FIRST FLOOR

LANDING

BEDROOM 1
18'0" x 10'0" (5.51 x 3.05)



BEDROOM 2
10'2" x 13'11" (3.10 x 4.25)

BEDROOM 3
10'6" max x 6'7" max (3.21 max x 2.01 max)

BATHROOM

EXTERNAL
FRONT - Parking leading to garage and a laid to lawn garden.

REAR - Sit out decked area with a laid to lawn garden.

PARKING
Driveway parking for 2+ vehicles.

GARAGE
Detached garage, entry via electric door housing electrics and double glazing.

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, as we cannot confirm availability.

