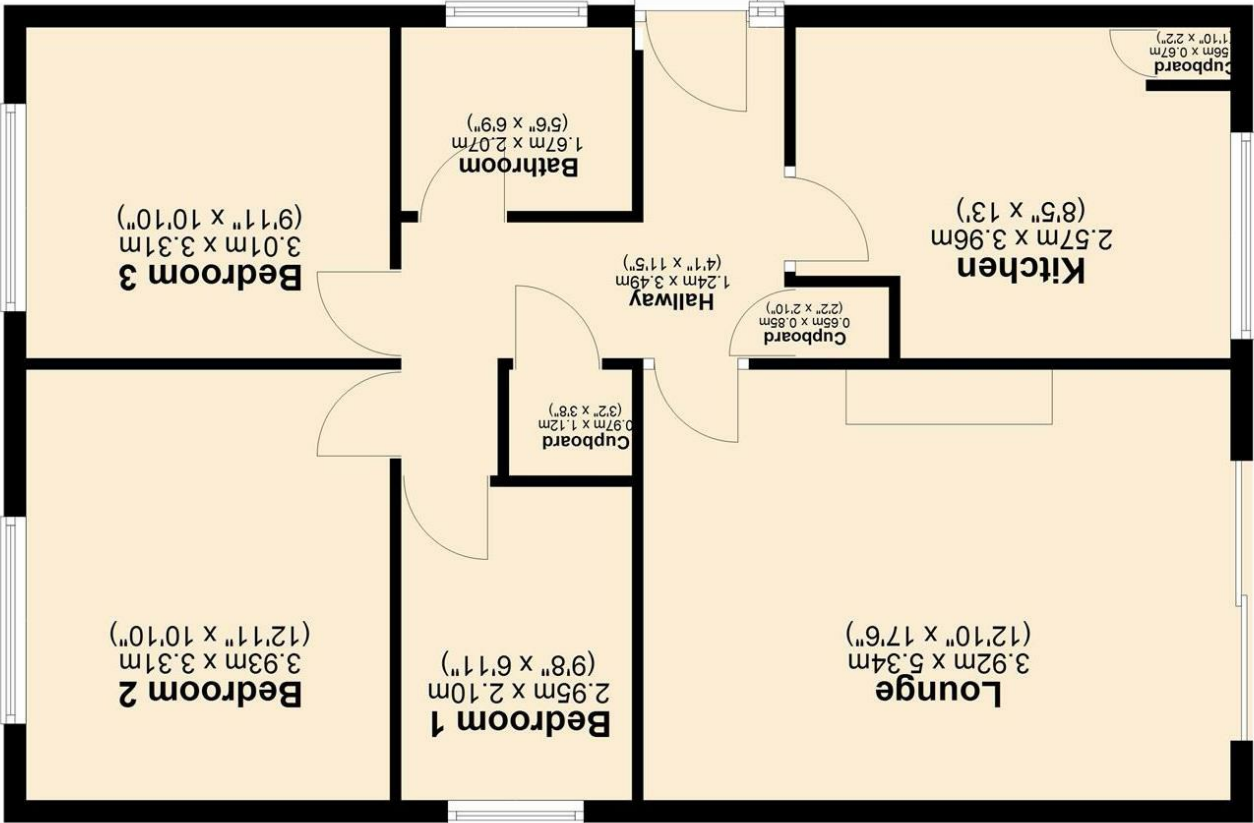


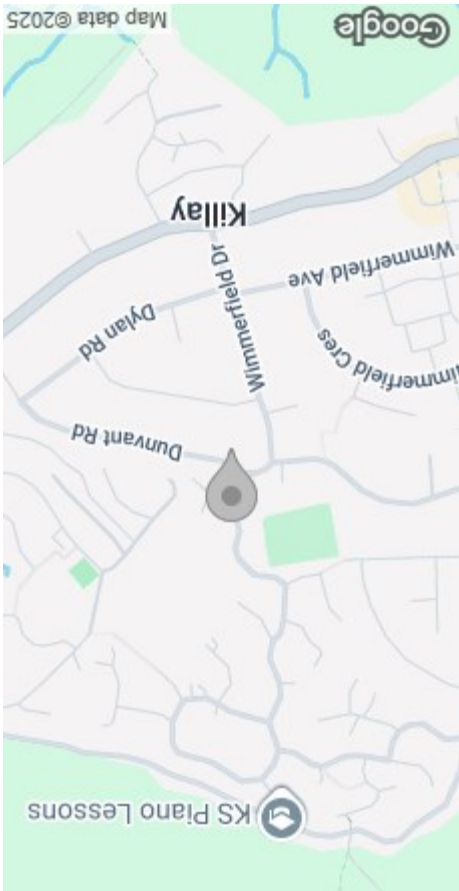
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Total area: approx. 76.5 sq. metres (823.8 sq. feet)



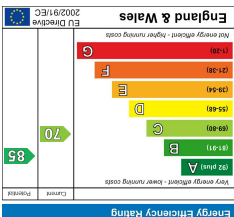
Ground Floor  
Approx. 76.5 sq. metres (823.8 sq. feet)

FLOOR PLAN



AREA MAP

EPC



81 Dunvant Road  
Killay, Swansea, SA2 7NL  
Asking Price £300,000





GENERAL INFORMATION

Located on the desirable Dunvant Road, this spacious three-bedroom detached bungalow offers a rare chance to own a home in the heart of Killay. With a south-facing garden and stunning views of Clyne Woods and the sea, this property is perfectly positioned to enjoy both nature and convenience.

The home is within walking distance of Killay Precinct, a vibrant area with a fantastic selection of shops, bars, and restaurants. Nature lovers will appreciate being just a short stroll from Hendrefoilan Woods, an idyllic spot for walks. Additionally, this sought-after location falls within the catchment area for Dunvant and Hendrefoilan Primary Schools and is a short walk from Olchfa Comprehensive School.

As you step inside, you are welcomed by a bright and inviting entrance hallway. The spacious lounge and dining area is filled with natural light and features patio doors that open onto the rear garden. The modern kitchen boasts built-in storage and picturesque views from its south-facing window. Further along the hall, there are three well-proportioned bedrooms, including a master bedroom with free standing wardrobe, as well as a shower room.

Outside, the front of the property offers ample driveway parking leading to a garage, along with a well-maintained lawn. The south-facing rear garden is a true highlight, providing a beautifully kept lawn, charming flower beds, useful storage sheds, and a lovely patio seating area, perfect for enjoying the sunshine.

This is a rare opportunity to secure a home in such a desirable location. Viewing is essential to fully appreciate all it has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM  
12'10" x 17'6" (3.92 x 5.34)

KITCHEN  
8'5" x 12'11" (2.57 x 3.96)

BEDROOM 1  
12'10" x 10'10" (3.93 x 3.31)

BEDROOM 2  
9'10" x 10'10" (3.01 x 3.31)

BEDROOM 3  
9'8" x 6'10" (2.95 x 2.10)

SHOWER ROOM



EXTERNAL

FRONT - Laid to lawn garden and driveway parking.

REAR - Garden laid to lawn with sit out patio area, flower beds and two storage sheds.

PARKING

Driveway parking for 3+ vehicles.

GARAGE

Entry via 'up and over door' housing electrics.

SERVICES

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

TENURE

Freehold

EPC

Rating C

COUNCIL TAX

Band E

