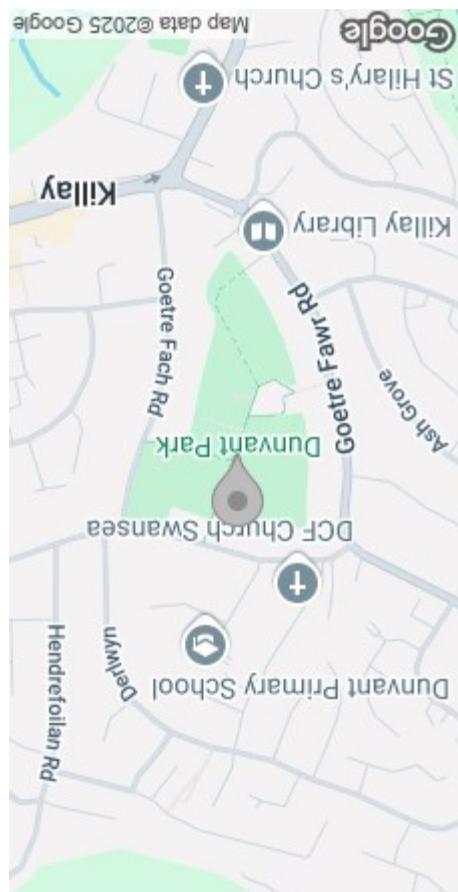


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Whilst every care has been made to ensure the accuracy of the information contained here, measurements of rooms and any other areas are approximate and no responsibility is taken for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and should be tested and no guarantee made with regard to their efficiency or safety.

### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



## 3 Duvant Park Houses

Dunvant, Swansea, SA2 7SH

Offers Over £300,000



## GENERAL INFORMATION

Dawsons are delighted to present this stunning semi-detached home at Duvant Park Houses, perfectly positioned on the edge of Duvant Park. Beautifully renovated in recent years, this home offers a flexible layout ideal for families or those who love to entertain.

The ground floor features a welcoming lounge, a stylish kitchen/dining area with bi-fold doors leading to the garden, and a convenient cloakroom. Upstairs, you'll find three bedrooms and a modern family bathroom.

Outside, the rear garden provides a charming blend of a sit-out patio and a lush lawn, all with picturesque views over Duvant Park. This sought-after location is within catchment for Duvant and Hendrefoilan Primary Schools and is a short walk from Olchfa Comprehensive. Killay Shopping Precinct, with its selection of shops, bars, and restaurants, is also nearby.

Viewing is highly recommended to fully appreciate this wonderful home!

EPC - D  
Council Tax Band - D  
Tenure - Freehold



## FULL DESCRIPTION

### Ground Floor

#### Entrance Porch

#### Hallway

#### Lounge

17'4" x 11'8" max (5.29 x 3.57 max)



#### Kitchen/Dining Room

27'2" max x 14'3" max (8.29 max x 4.35 max)



#### Cloakroom

#### First Floor

#### Landing



**Bedroom One**  
17'3" max x 9'5" (5.27 max x 2.88)

**Bedroom Two**  
8'11" x 8'3" (2.74 x 2.52)

**Bedroom Three**  
8'11" x 7'3" (2.74 x 2.21)

#### Bathroom

#### Externally

#### Front

#### Rear

#### Services

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

