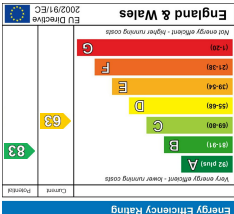


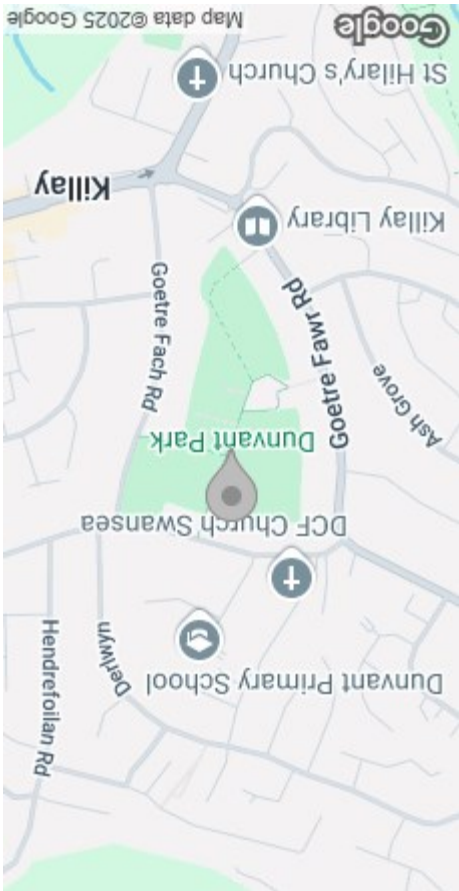
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

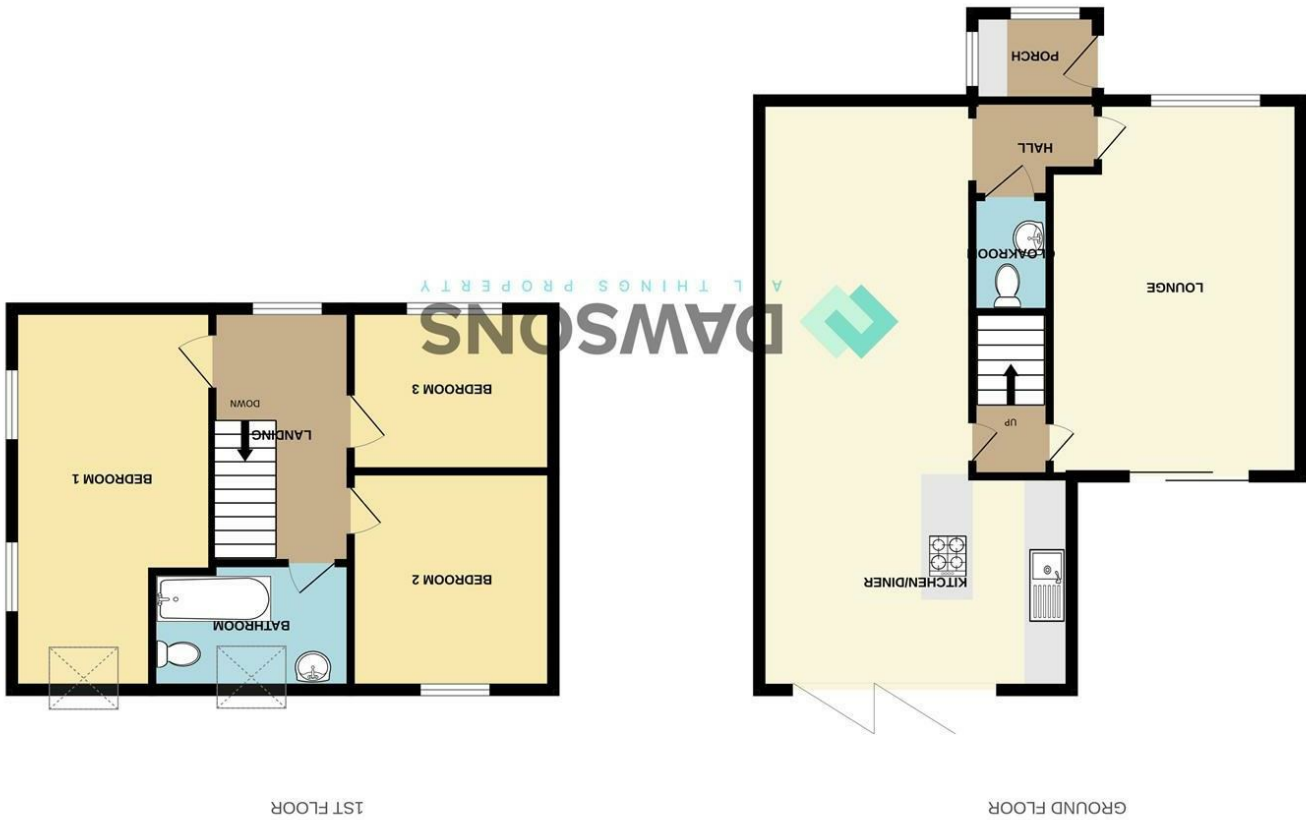
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EPC



AREA MAP



FLOOR PLAN



3 Dunvant Park Houses  
Dunvant, Swansea, SA2 7SH  
Offers Over £300,000

3 Bedrooms  
1 Bathroom  
1 Living Room  
D



GENERAL INFORMATION

Dawsons are delighted to present this stunning semi-detached home at Dunvant Park Houses, perfectly positioned on the edge of Dunvant 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 Dunvant Park. This sought-after location is within catchment for Dunvant 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.

