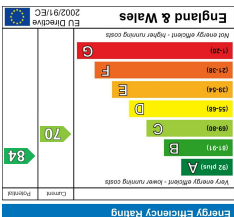




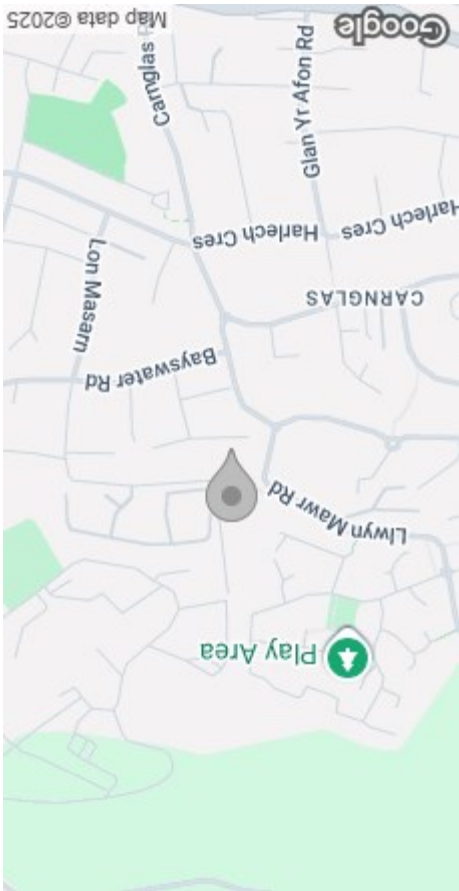
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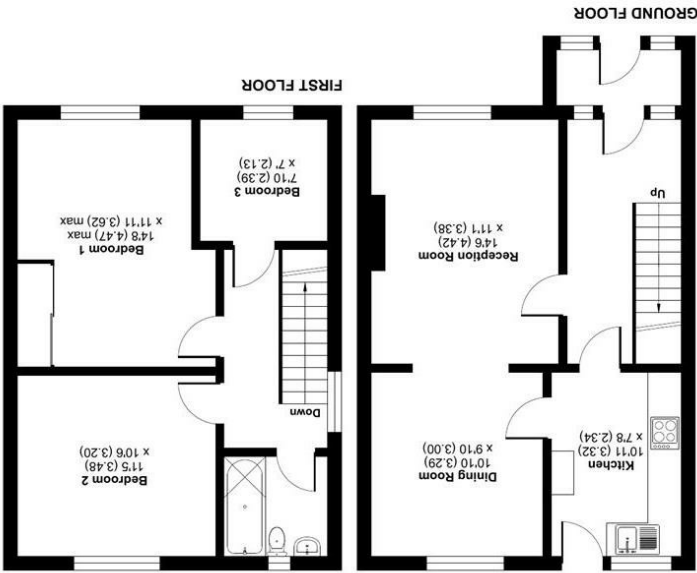
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1285453. © Dawson's 2025.



EPC



AREA MAP



Approximate Area = 980 sq ft / 91 sq m  
For identification only - Not to scale

FLOOR PLAN



36 Brynmead Close  
Sketty, Swansea, SA2 9EY  
Asking Price £238,000





GENERAL INFORMATION

A Must-See Home with Partial Bay Views – Beautifully Presented 3-Bedroom Semi-Detached in Elevated Position

Viewing is essential to fully appreciate this superbly presented three-bedroom semi-detached home, ideally positioned on an elevated plot offering partial views of Swansea Bay from the front bedrooms.

Arranged over two floors, the ground floor features a welcoming entrance porch and hallway, a front-facing lounge with a striking feature log burner, and an open plan flow into the rear-facing dining room – perfect for entertaining or family living. The smartly fitted kitchen boasts modern cabinetry and built-in appliances, including an integrated fridge/freezer, washing machine, hob, and oven.

Upstairs, you'll find three bedrooms along with a contemporary family bathroom. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency.

Externally, the home offers a tiered rear garden with a patio area – ideal for relaxing or dining al fresco.

Brynmead Close enjoys a prime position, just a short walk from Tychoch Square and the well-regarded Sketty Primary School, with easy access to Olchfa Comprehensive, Gower College, Sketty Cross, Singleton Hospital, Swansea University, and the vibrant Swansea coastline including Mumbles and the Gower Peninsula.

This property combines style, practicality, and a desirable location – don't miss your opportunity to view!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE  
14'6" x 11'1" (4.42 x 3.38)

DINING ROOM  
10'9" x 9'10" (3.29 x 3.00)

KITCHEN  
10'10" x 7'8" (3.32 x 2.34)

FIRST FLOOR

LANDING

BATHROOM



**BEDROOM 1**  
14'7" max x 11'10" max (4.47 max x 3.62 max)

**BEDROOM 2**  
11'5" x 10'5" (3.48 x 3.20)

**BEDROOM 3**  
7'10" x 6'11" (2.39 x 2.13)

**EXTERNAL**  
FRONT

REAR

**PARKING**  
Street parking.

**TENURE**  
Freehold

**EPC RATING**  
C

**COUNCIL TAX BAND**  
BAND E

**SERVICES**  
Mains gas, electric, water (metered) & drainage.  
There is currently broadband available at the property. Please refer to the Ofcom checker for further coverage information. There are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

