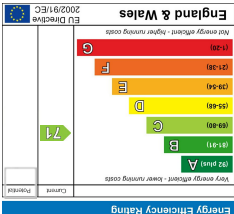


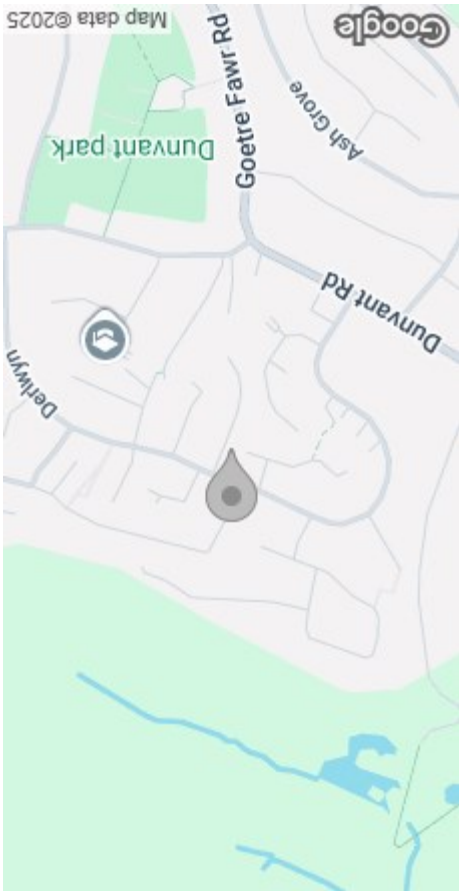
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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



GENERAL INFORMATION

NO ONWARD CHAIN!! Dawsons offer to the market this well presented three-bedroom semi-detached home set in a quiet cul-de-sac in Hendre, Dunvant. Within close proximity to Killay, where you'll find a selection of shops, cafes, restaurants, a local bakery, and a doctor's surgery, making day-to-day living incredibly convenient, and highly regarded schools, including well-thought-of primary schools and Olchfa Comprehensive School, this home is perfect for families or those looking to settle in a desirable area. This charming property offers spacious and light-filled living accommodation, making it an ideal family home.

Entering through the hallway, you're welcomed into a spacious lounge featuring a square opening that flows seamlessly into the dining area. The modern kitchen is fitted with integrated appliances. Upstairs, the first-floor landing leads to three bedrooms — two doubles and one single — along with family bathroom.

Externally, the property benefits from a rear garden laid to lawn, perfect for outdoor entertaining or family activities, as well as driveway parking to the side.

This delightful home offers a fantastic opportunity in a sought-after location—early viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
13'8" x 10'5" (4.19 x 3.19)

DINING ROOM
10'10" x 8'11" (3.31 x 2.73)

KITCHEN
10'0" x 7'4" (3.06 x 2.26)

FIRST FLOOR

LANDING

BEDROOM 1
13'9" x 10'0" (4.21 x 3.05)

BEDROOM 2
11'6" x 10'2" (3.51 x 3.11)



BEDROOM 3
9'10" max x 6'6" max (3.00 max x 2.00 max)

BATHROOM

REAR GARDEN
Laid to lawn

PARKING
Driveway parking to side

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.

