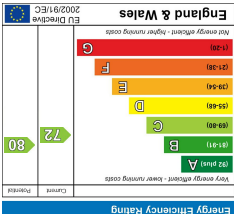
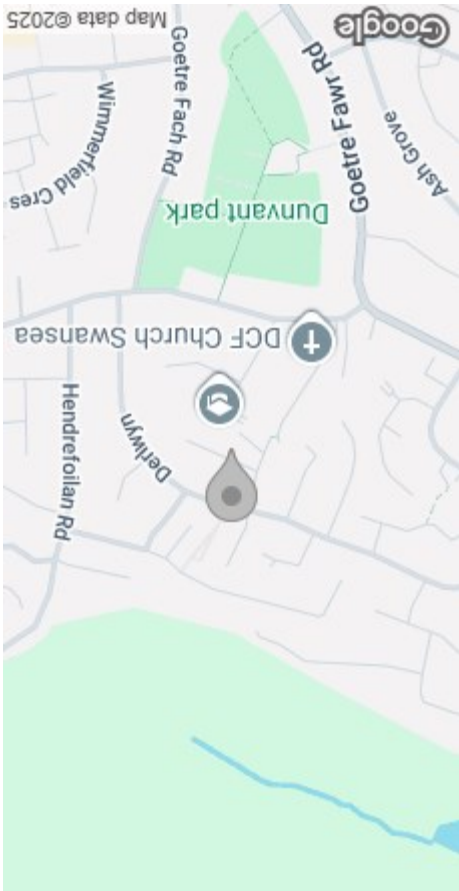


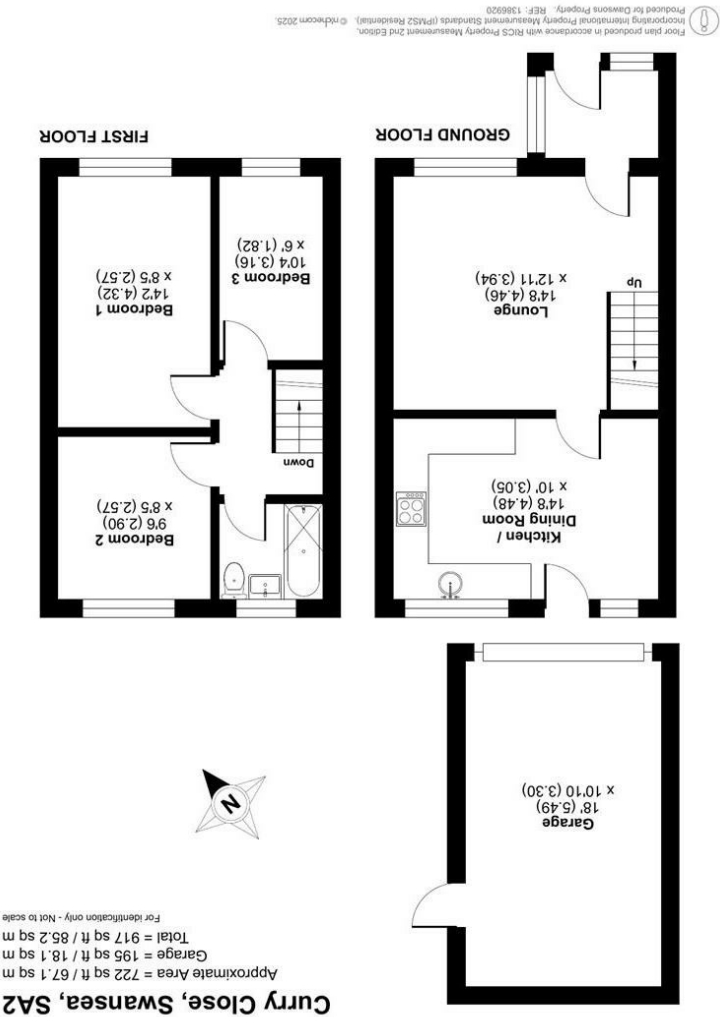
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

This immaculately presented three-bedroom mid-link home is located in the heart of Dunvant and offers an ideal opportunity for first-time buyers, investors, or families.

The light and airy accommodation comprises an entrance porch leading to a spacious open-plan lounge with staircase to the first floor, and a modern, well-appointed kitchen equipped with integrated appliances including a dishwasher, washing machine, and fridge-freezer. Upstairs offers three bedrooms and a contemporary white bathroom suite.

Additional features include double-glazed windows and doors, gas central heating, and the benefit of a detached single garage to the rear of the property, complete with an electric roller shutter, power and lighting.

Conveniently situated close to the shops and amenities of Killay Precinct, the property is also within walking distance of well-regarded local schools, with Swansea City Centre approximately three miles away. The property is within walking distance of respected primary schools and falls within the Olchfa Comprehensive School catchment area. Residents can also enjoy close proximity to local health services, including a doctor’s surgery and dentists, as well as the shops, cafes, and public houses at the Killay Shopping Precinct.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

LOUNGE
14'7" x 12'11" (4.46 x 3.94)

KITCHEN/DINING ROOM
14'8" x 10'0" (4.48 x 3.05)

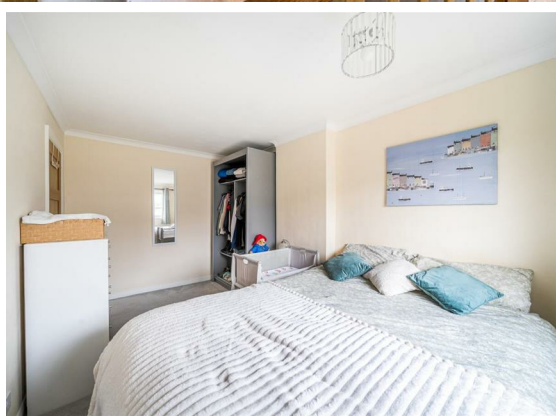
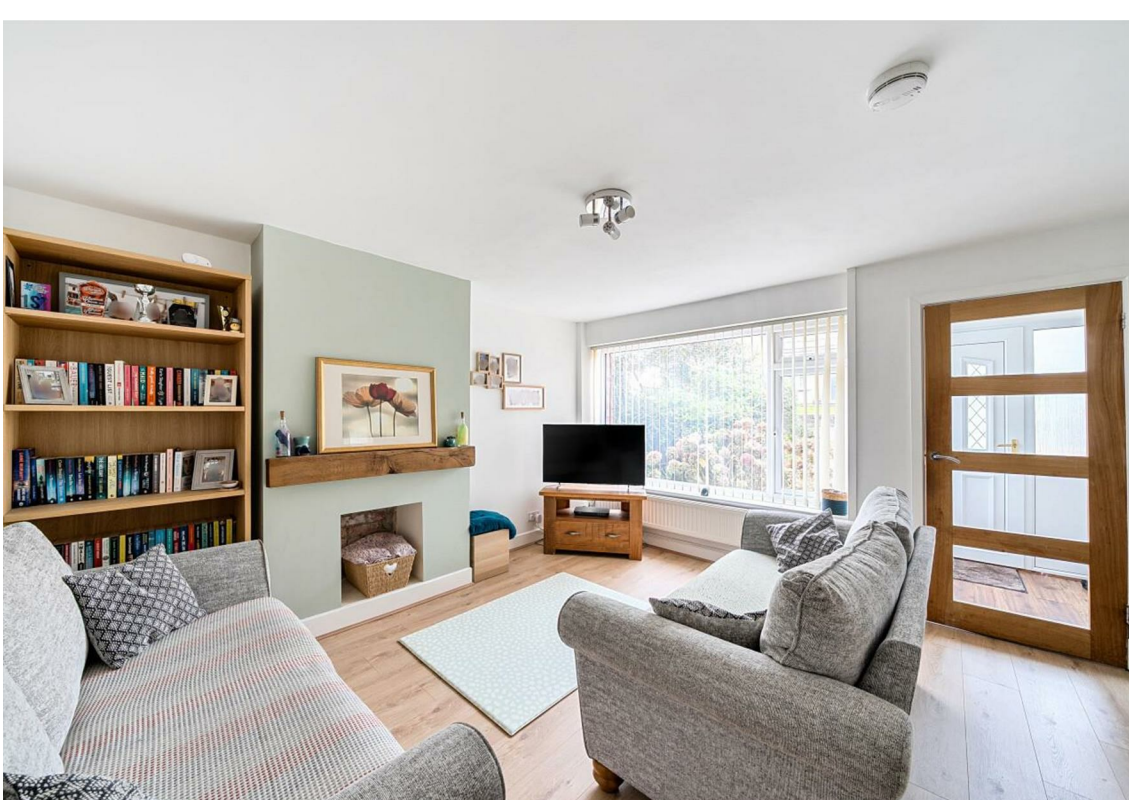
FIRST FLOOR

LANDING

BEDROOM 1
14'2" x 8'5" (4.32 x 2.57)

BEDROOM 2
14'2" x 8'5" (4.32 x 2.57)

BEDROOM 3
10'4" x 5'11" (3.16 x 1.82)



BATHROOM

EXTERNAL

Garden laid to lawn with sit-out patio

DETACHED GARAGE

18'0" x 10'9" (5.49 x 3.30)
With electrics and lighting

TENURE

Freehold

EPC

C

COUNCIL TAX

C

SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Sky, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Sky. Please refer to Ofcom checker for further information.