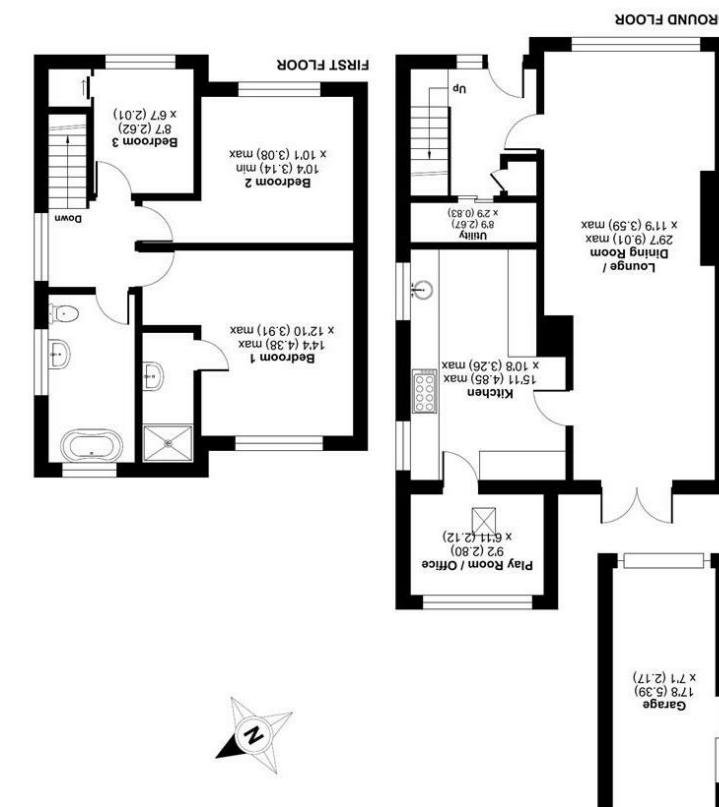


AREA MAP



Pen Y Fro, Sketty, Swansea, SA2

FLOOR PLAN



### 3 Pen Y Fro

Dunvant, Swansea, SA2 7TR

Offers Over £250,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

We are delighted to bring to market this beautifully presented three-bedroom semi-detached home in Pen Y Fro, Duvant – an ideal choice for anyone seeking comfortable family living in a popular and convenient location.

The ground floor features an inviting hallway leading into a bright, spacious lounge and dining area that flows effortlessly into a modern kitchen, creating a wonderful space for both relaxation and entertaining. There is also a versatile additional room, perfect as a playroom, home office, or hobby space, along with a separate utility area for added practicality.

Upstairs, the main bedroom benefits from its own ensuite, accompanied by two further bedrooms and a well-appointed family bathroom.

The rear garden offers a welcoming outdoor retreat with both a lawned area and decking, ideal for children, pets, or enjoying summer evenings. To the side of the property, off-road parking and a garage.

The location is one of the property's standout features. Set within the well-established and highly sought-after suburb of Duvant, the area is known for its peaceful surroundings and strong sense of community. It strikes an excellent balance between suburban calm and everyday convenience. The home is within walking distance of Pen Y Fro Primary School and sits within the catchment area of well-regarded comprehensive schools, making it particularly appealing for families.

Overall, this is a well-maintained and welcoming home in a desirable part of Swansea, close to schools, parks, and a range of local amenities – a wonderful opportunity for families, first-time buyers, or anyone looking for a move-in-ready property.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE/DINING ROOM

29'6" max x 11'9" max (9.01 max x 3.59 max)



#### KITCHEN

15'10" max x 10'8" max (4.85 max x 3.26 max)



#### PLAYROOM/OFFICE

9'2" x 6'11" (2.80 x 2.12)

#### UTILITY

8'9" x 2'8" (2.67 x 0.83)

### FIRST FLOOR

#### LANDING



**BEDROOM 1**  
14'4" max x 12'9" max (4.38 max x 3.91 max)

#### ENSUITE SHOWER ROOM

#### BEDROOM 2

10'3" min x 10'1" max (3.14 min x 3.08 max)

#### BEDROOM 3

8'7" x 6'7" (2.62 x 2.01)

#### FAMILY BATHROOM

#### REAR GARDEN

Garden laid to lawn with decking area.

#### PARKING

Off road parking to side.

#### GARAGE

17'8" x 7'1" (5.39 x 2.17)

#### TENURE

Freehold

#### COUNCIL TAX

D

#### EPC

D

#### SERVICES

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

There is currently broadband available at the property via Sky. 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.

