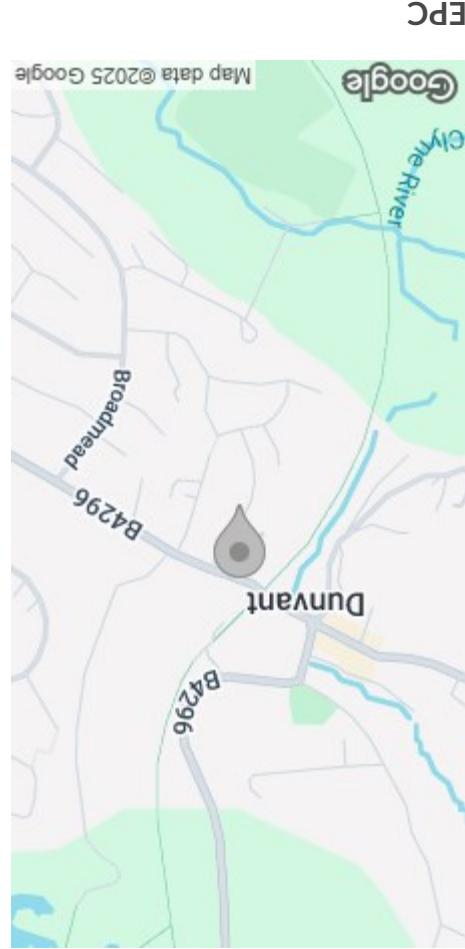


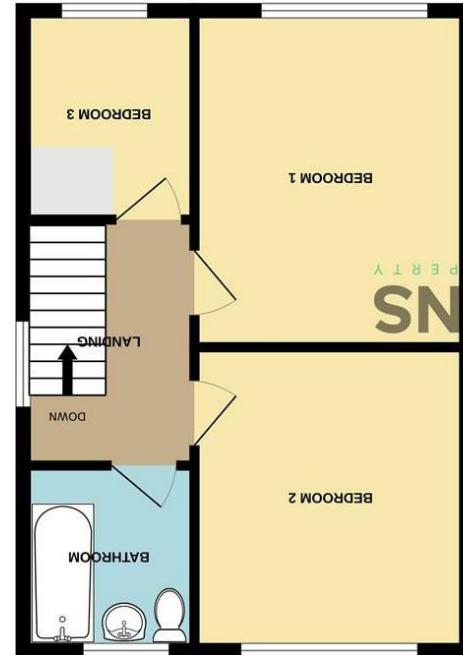
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no should be relied on them as precise measurements. The true area of rooms, windows, doors and any other items are approximate and should be used as a guide only. Any areas or measurements quoted may be subject to slight variation and no should be relied on them as precise measurements. The true area of rooms, windows, doors and any other items are approximate and should be used as a guide only.



AREA MAP

EPC



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



26 Cyncoed Close
Dunvant, Swansea, SA2 7RS
Asking Price £230,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Offered to the market is this three-bedroom semi-detached home, located in the sought-after cul-de-sac in the area of Duvant.

The ground floor features a welcoming entrance hallway, a spacious lounge, a dining room, and a well-appointed kitchen. Upstairs offers three bedrooms and the bathroom, ideal for family living.

The property benefits from recently installed uPVC windows and gas central heating throughout.

Externally, the front of the home boasts a driveway with ample parking for several vehicles, access to a garage, and a neatly maintained lawn. To the rear, you'll find a garden laid to lawn along with a charming patio area, perfect for outdoor dining or relaxing.

Situated within the highly desirable Olchfa School catchment area, this home enjoys a prime position with excellent access to local amenities. Residents can take advantage of the scenic cycle path, well-regarded schools, Duvant Rugby Club, nearby children's parks, and the popular Killay Village Precinct—all just a short distance away.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE
12'11" x 10'3" (3.95 x 3.14)



DINING ROOM
11'6" x 9'2" (3.52 x 2.81)



KITCHEN
10'4" x 7'5" (3.16 x 2.27)



FIRST FLOOR

LANDING

BEDROOM 1
12'11" x 10'0" (3.95 x 3.07)



BEDROOM 2
11'7" x 10'0" (3.54 x 3.07)

BEDROOM 3
10'6" max x 6'4" max (3.22 max x 1.95 max)

BATHROOM

EXTERNAL
FRONT - Garden laid to lawn with driveway.

REAR - Garden laid to lawn with patio area and access to garage.

PARKING
Paved driveway parking to front.

GARAGE
Entry via 'up and over' doors with lighting, electrics and pedestrian access to rear.

TENURE
Freehold

EPC
C

COUNCIL TAX
D

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

There is currently broadband available at the property via Virgin media, 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 O2. Please refer to Ofcom checker for further information.

