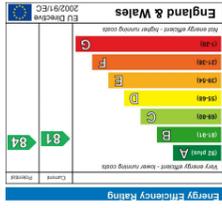
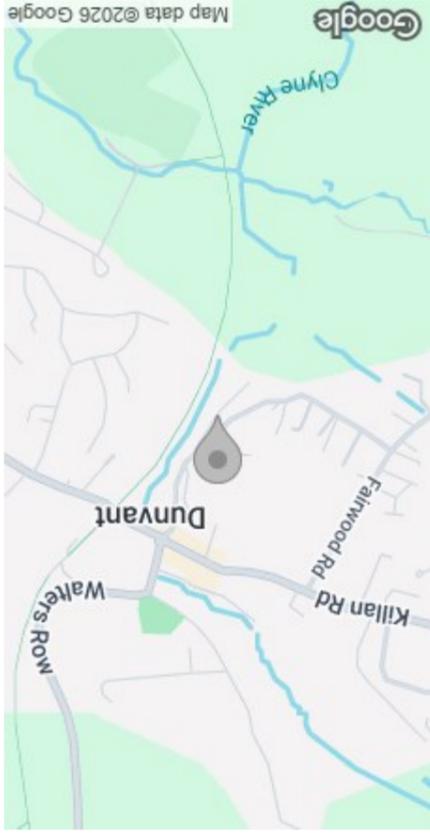


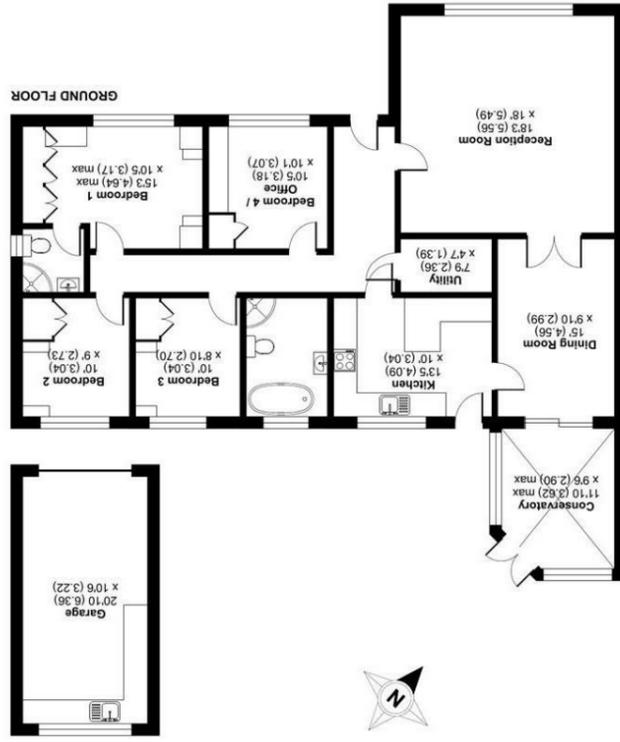
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Voylart Close, Swansea, SA2
 Approximate Area = 1505 sq ft / 139.8 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 1723 sq ft / 160 sq m
 For identification only - Not to scale

FLOOR PLAN



5 Voylart Close
 Dunvant, Swansea, SA2 7TZ
Offers Over £500,000



GENERAL INFORMATION

We are delighted to bring to market this truly lovely 4 bedroom detached bungalow, peacefully tucked away within a sought-after cul-de-sac in Dunvant. Beautifully presented throughout and offering generous, versatile living space, this wonderful home combines privacy, practicality and an enviable lifestyle setting.

Internally, the accommodation is both spacious and thoughtfully arranged. A welcoming entrance hallway leads to a bright and substantial lounge, with double doors opening into a separate dining room, which in turn flows into a conservatory overlooking the garden – creating an ideal space for both everyday living and entertaining. The fitted kitchen is well appointed with a range of quality Neff appliances, utility room/store.

There are 4 bedrooms in total, one currently utilised as a study, providing flexibility for home working or guest accommodation. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining rooms. Further enhancing the practicality of the home, the loft space is fully boarded across the length and width of the property, offering excellent additional storage.

Externally, the property continues to impress. To the front, a gravel driveway provides off-road parking for approximately six vehicles, alongside a neatly maintained lawn and mature shrubbery. The rear garden enjoys a good degree of privacy and features a laid-to-lawn area, multiple storage spaces and access to a single garage – ideal for families or keen gardeners alike.

Dunvant is a highly desirable and well-established area of Swansea, renowned for its peaceful surroundings and strong sense of community. The property is within walking distance of Pen Y Fro Primary School, while nearby Killay Shopping Precinct offers a wide range of amenities including supermarkets, cafés and restaurants. For nature lovers, Dunvant Park and Clyne Valley Country Park are close by, offering beautiful woodland walks and cycling trails.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY L-SHAPE

LOUNGE

18'2" x 18'0" (5.56 x 5.49)

DINING ROOM

14'11" x 9'9" (4.56 x 2.99)

CONSERVATORY

11'10" max x 9'6" max (3.62 max x 2.90 max)

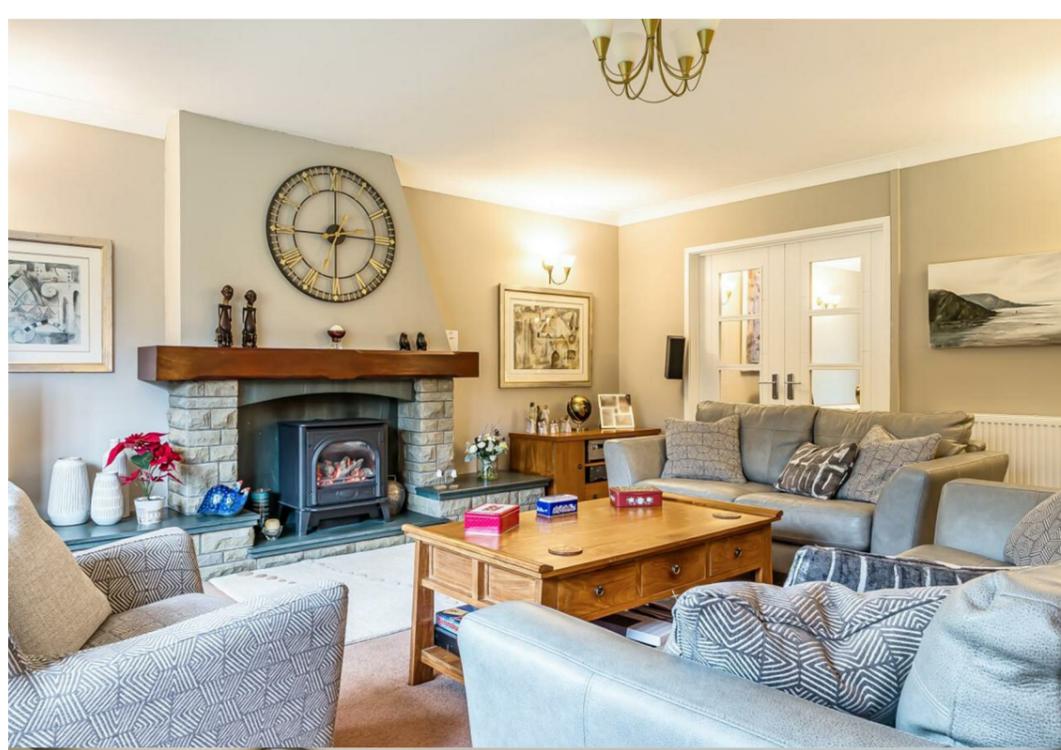
KITCHEN/BREAKFAST ROOM

13'5" x 9'11" (4.09 x 3.04)

UTILITY/STORE

7'8" x 4'6" (2.36 x 1.39)

BATHROOM



BEDROOM 1

15'2" max x 10'4" max (4.64 max x 3.17 max)

EN-SUITE SHOWER ROOM

BEDROOM 2

9'11" x 8'11" (3.04 x 2.73)

BEDROOM 3

9'11" x 8'10" (3.04 x 2.70)

BEDROOM 4/OFFICE

10'5" x 10'0" (3.18 x 3.07)

EXTERNAL

PARKING AND GARAGE

TENURE

FREEHOLD

EPC

B

COUNCIL TAX BAND

F

SERVICES

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

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION

PV Solar Installation consisting of 16 panels, which were installed in November 2011.

Maximum 25 year Govt Feed in Tariff and the panels have generated an income averaging £2130 per annum over the last 5 years and have 11 years to run.

