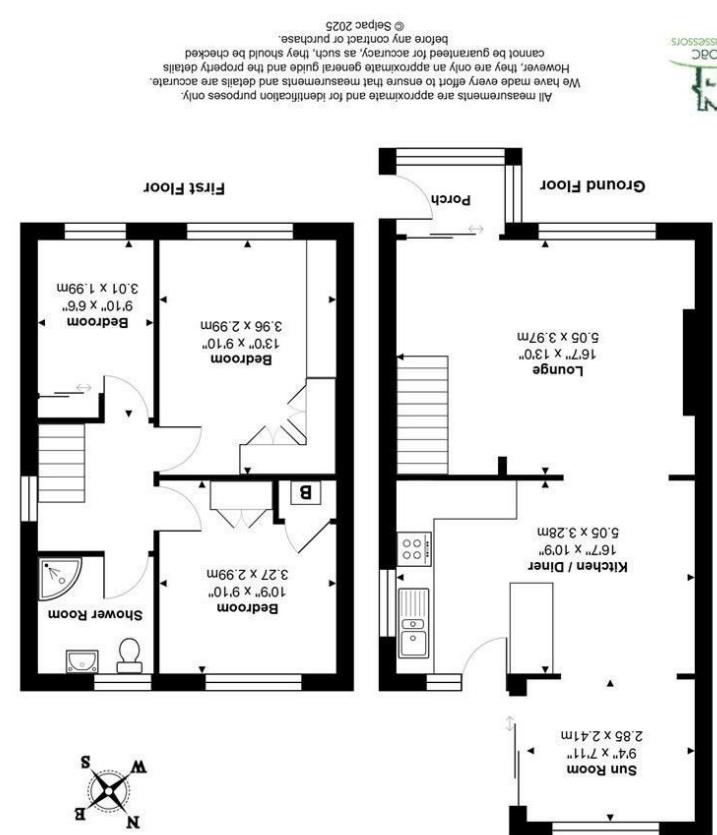


AREA MAP



Curry Close, Dunvant, SA2 7PJ

FLOOR PLAN



11 Curry Close

Dunvant, Swansea, SA2 7PJ

Offers Around £230,000



DAWSONS

GENERAL INFORMATION

This three-bedroom semi-detached family home is ideally located in the village of Duvant, offering convenient access to a wide range of local amenities and schools. The ground floor features an entrance porch, a spacious lounge that flows seamlessly into the dining room, sun room and a fitted kitchen. On the first floor, you'll find three well-proportioned bedrooms and a shower room. The property benefits from double glazing, a driveway for off-road parking, and an enclosed rear garden.

In need of modernisation, this home presents a fantastic opportunity for investors or first-time buyers. With no onward chain, viewing is highly recommended. 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.

EPC - D
Council Tax Band - D
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

PORCH

LOUNGE
16'6" x 13'0" (5.05 x 3.97)



KITCHEN/DINER
18'0" x 10'9" (5.50 x 3.28)



SUN ROOM
9'4" x 7'10" (2.85 x 2.41)

FIRST FLOOR

LANDING

BEDROOM 1
12'11" x 9'9" (3.96 x 2.99)



BEDROOM 2
10'8" x 9'9" (3.27 x 2.99)



BEDROOM 3
9'10" x 6'6" (3.01 x 1.99)

SHOWER ROOM

EXTERNAL
FRONT - Off road parking and a raised flower bed

REAR - Tiered garden laid to lawn with patio area

SERVICES
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

