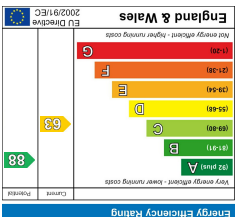


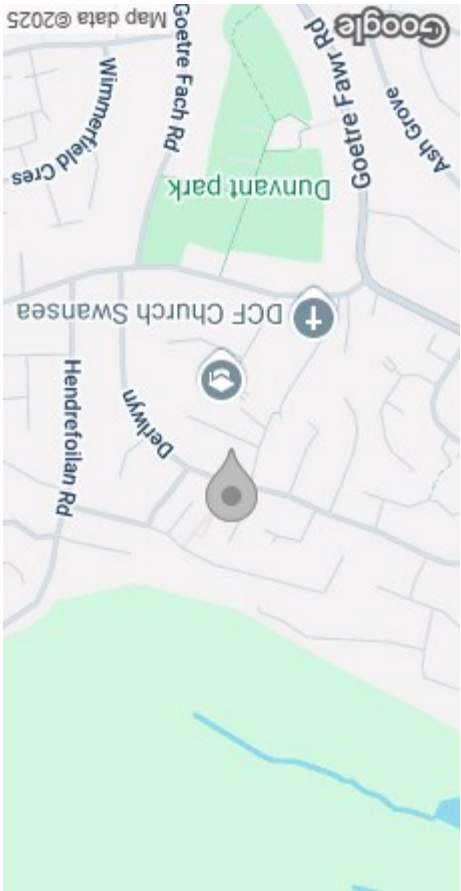


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but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



11 Curry Close
Dunvant, Swansea, SA2 7PJ
Offers Around £230,000



GENERAL INFORMATION

This three-bedroom semi-detached family home is ideally located in the village of Dunvant, 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.

