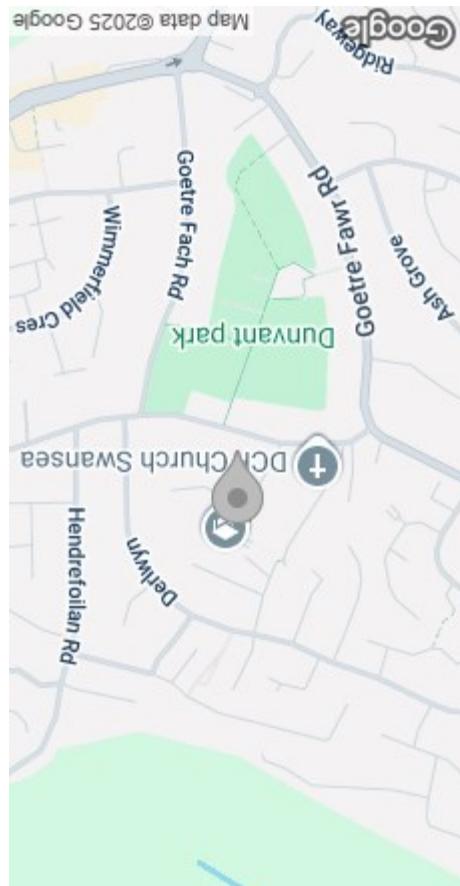
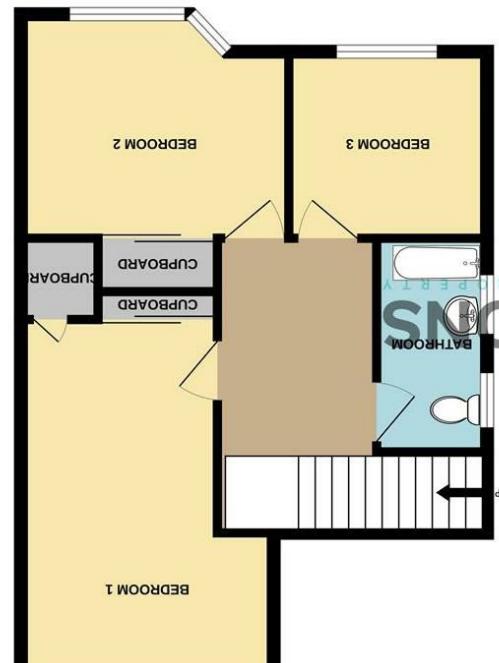


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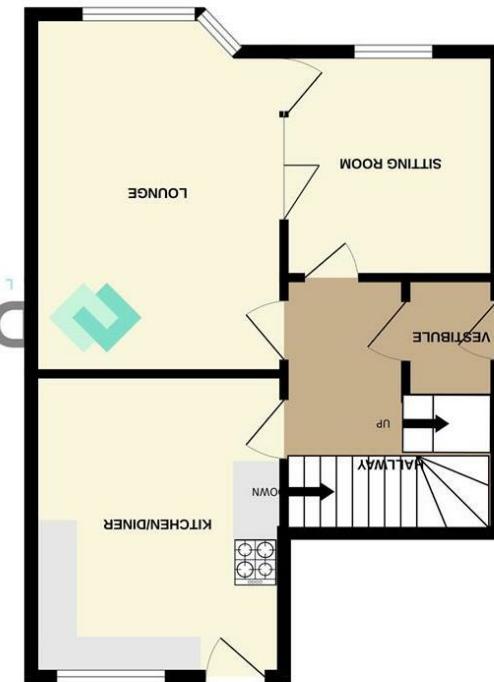
EPC



AREA MAP



151 FLOUR 81 sq. ft. (44.6 sq.m.) approx.



181 sq. ft. (44.6 sq.m.) approx.

FLOOR PLAN



188 Duvant Road
Duvant, Swansea, SA2 7SL
Offers Invited £300,000



GENERAL INFORMATION

Offered with No Onward Chain – Prime Location in Duvant

Dawsons is delighted to present this charming, double-fronted extended semi-detached home, built in the early 1960s, ideally positioned next to the sought-after Duvant Primary School and within the catchment area of the highly regarded Olchfa Comprehensive. Killay Shopping Precinct, with its selection of shops, bars, and restaurants, is also nearby.

Set across two spacious floors, the property offers a versatile layout ideal for family living. The ground floor welcomes you through a side entrance vestibule into a central hallway, leading to two generous front-facing reception rooms and a well-proportioned rear kitchen/dining room.

Upstairs, you'll find three double bedrooms and a family bathroom. Both front bedrooms enjoy partial, elevated views over Swansea Bay, Mumbles Head, and into Duvant Park. A pull-down ladder on the landing provides access to a sizeable attic, already divided into two sections, offering excellent storage or the exciting potential (subject to planning and regulations) for a full attic conversion.

Further benefits include gas central heating and uPVC double glazed windows. Outside, the home boasts ample off-road parking via a private driveway leading to a carport and single garage, with gardens to the front and rear.

While the property would benefit from modernisation, it presents a fantastic opportunity for buyers to update and personalise, creating a forever home in a fantastic location with huge potential.

FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE VESTIBULE



HALLWAY

SITTING ROOM

11'5" x 9'11" (3.505 x 3.037)

LOUNGE

19'6" (in to bay) x 11'1" (5.964 (in to bay) x 3.401)



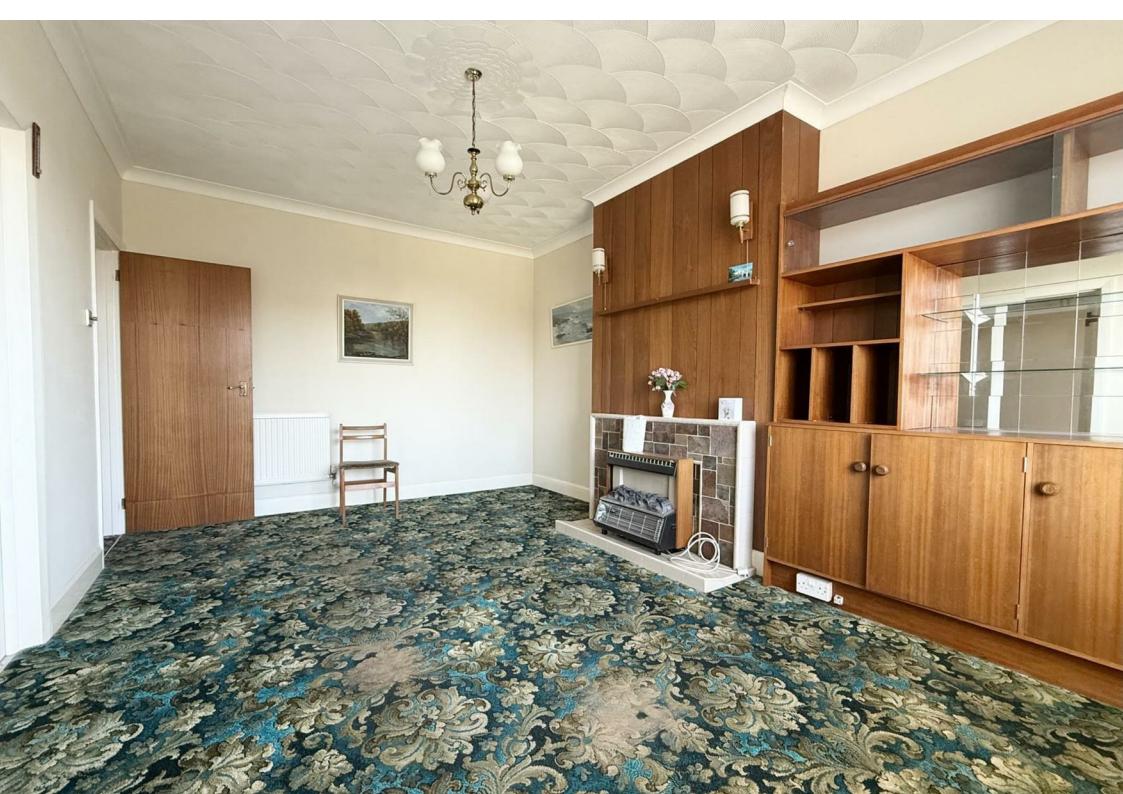
KITCHEN/DINING ROOM

18'9" x 11'2" (5.737 x 3.405)

FIRST FLOOR

BEDROOM 1

19'1" x 11'0" (max) (5.84 x 3.358 (max))



BEDROOM 2
13'4"(in to bay) x 9'3" (4.075(in to bay) x 2.842)

BEDROOM 3
11'6" x 9'11" (3.508 x 3.048)

BATHROOM

EXTERNAL

PARKING

Driveway, carport and a garage

TENURE
FREEHOLD

EPC
C

COUNCIL TAX
BAND E

