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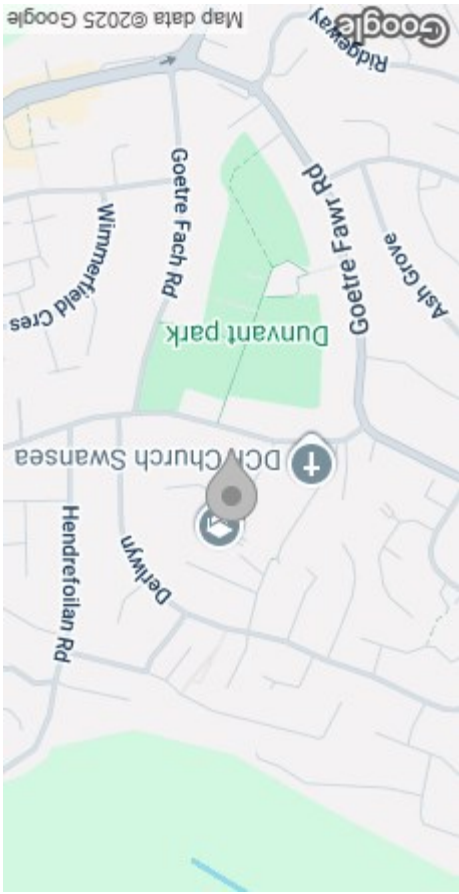
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

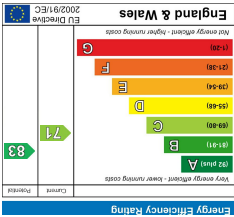


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Offered with No Onward Chain – Prime Location in Dunvant

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 Dunvant 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 Dunvant 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

