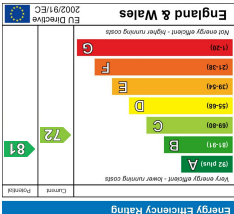
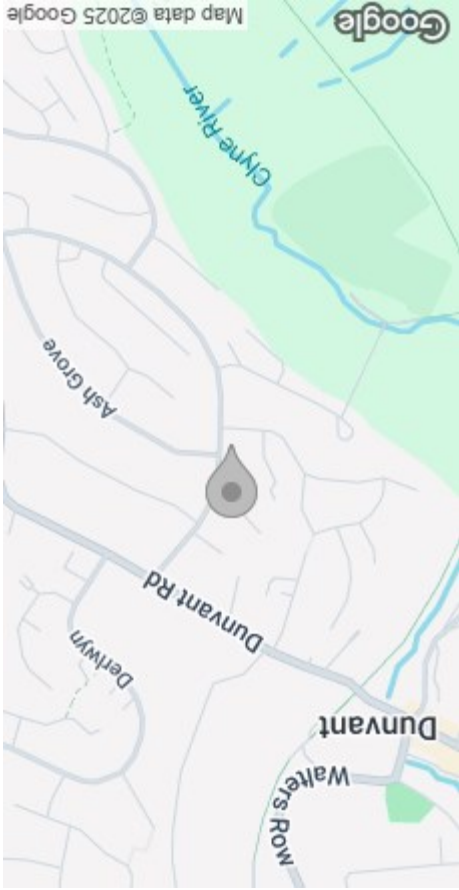


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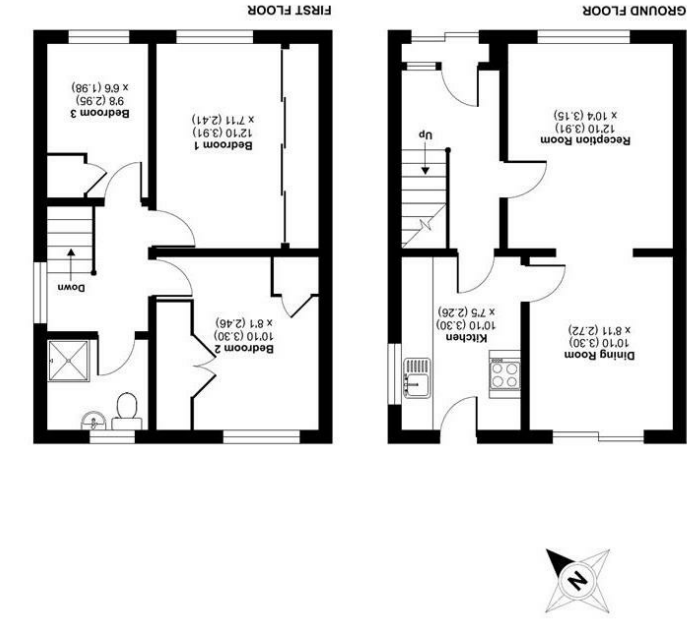
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS2 Measurement)). © Dawson 2025. Produced for Dawson's Property. REF: 136277



### EPC



### AREA MAP



### Broadmead, Dunvant, Swansea, SA2

### FLOOR PLAN



125 Broadmead  
Dunvant, Swansea, SA2 7RJ  
Asking Price £230,000

3 1 1 C



GENERAL INFORMATION

NO ONWARD CHAIN!! Dawsons are delighted to present this semi-detached three-bedroom home, located in the highly sought-after area of Dunvant.

Perfectly positioned to enjoy a wide range of local amenities, the property offers easy access to the cycle path, well-regarded schools, Dunvant Rugby Club, children’s parks, and the vibrant Killay Village Precinct.

The accommodation is arranged over two floors. On the ground floor, an entrance porch opens into the hallway, leading to a front-facing lounge which flows into a rear dining room with patio doors opening out onto the garden. A fitted kitchen completes the ground floor. Upstairs, three bedrooms can be found, with the principal bedroom benefiting from wall-to-wall fitted wardrobes and the second bedroom also featuring fitted storage. A stylishly appointed shower room completes the first floor.

Externally, the home enjoys a front garden with driveway parking, while the rear garden is mainly laid to lawn with a patio area, providing a pleasant space for outdoor living and entertaining.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE  
12'9" x 10'4" (3.91 x 3.15)

DINING ROOM  
10'9" x 8'11" (3.30 x 2.72)

KITCHEN  
10'9" x 7'4" (3.30 x 2.26)

FIRST FLOOR

LANDING

BEDROOM 1  
12'9" x 7'10" (3.91 x 2.41)

BEDROOM 2  
10'9" x 8'0" (3.30 x 2.46)



BEDROOM 3  
9'8" x 6'5" (2.95 x 1.98)

SHOWER ROOM

EXTERNAL

FRONT - Lawned garden and pathway leading to entrance door.

REAR - Enclosed garden with patio area and lawn.

PARKING

Driveway

COUNCIL TAX

BAND D

EPC

C

TENURE

Freehold on completion

SERVICES

Mains gas, electric, water (metered) & drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

