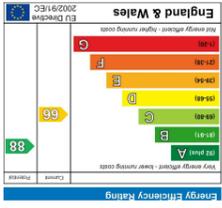
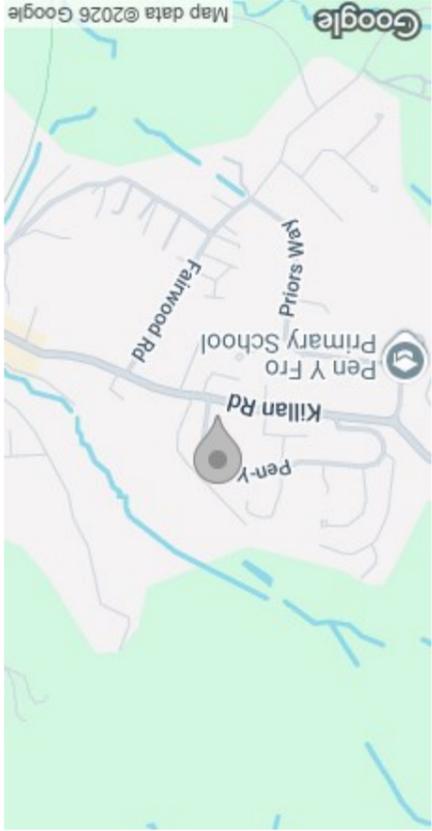




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Pen Y Fro, Swansea, SA2  
 Approximate Area = 1211 sq ft / 112.5 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1337 sq ft / 124.2 sq m  
 For identification only - Not to scale

FLOOR PLAN



3 Pen Y Fro  
 Dunvant, Swansea, SA2 7TR  
 Offers Over £250,000



## GENERAL INFORMATION

We are delighted to bring to market this beautifully presented three-bedroom semi-detached home in Pen Y Fro, Dunvant – an ideal choice for anyone seeking comfortable family living in a popular and convenient location.

The ground floor features an inviting hallway leading into a bright, spacious lounge and dining area that flows effortlessly into a modern kitchen, creating a wonderful space for both relaxation and entertaining. There is also a versatile additional room, perfect as a playroom, home office, or hobby space, along with a separate utility area for added practicality.

Upstairs, the main bedroom benefits from its own ensuite, accompanied by two further bedrooms and a well-appointed family bathroom.

The rear garden offers a welcoming outdoor retreat with both a lawned area and decking, ideal for children, pets, or enjoying summer evenings. To the side of the property, off-road parking and a garage.

The location is one of the property's standout features. Set within the well-established and highly sought-after suburb of Dunvant, the area is known for its peaceful surroundings and strong sense of community. It strikes an excellent balance between suburban calm and everyday convenience. The home is within walking distance of Pen Y Fro Primary School and sits within the catchment area of well-regarded comprehensive schools, making it particularly appealing for families.

Overall, this is a well-maintained and welcoming home in a desirable part of Swansea, close to schools, parks, and a range of local amenities – a wonderful opportunity for families, first-time buyers, or anyone looking for a move-in-ready property.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE/DINING ROOM

29'6" max x 11'9" max (9.01 max x 3.59 max)

#### KITCHEN

15'10" max x 10'8" max (4.85 max x 3.26 max)

#### PLAYROOM/OFFICE

9'2" x 6'11" (2.80 x 2.12)

#### UTILITY

8'9" x 2'8" (2.67 x 0.83)

### FIRST FLOOR

#### LANDING



#### BEDROOM 1

14'4" max x 12'9" max (4.38 max x 3.91 max)

#### ENSUITE SHOWER ROOM

#### BEDROOM 2

10'3" min x 10'1" max (3.14 min x 3.08 max)

#### BEDROOM 3

8'7" x 6'7" (2.62 x 2.01)

#### FAMILY BATHROOM

#### REAR GARDEN

Garden laid to lawn with decking area.

#### PARKING

Off road parking to side.

#### GARAGE

17'8" x 7'1" (5.39 x 2.17)

#### TENURE

Freehold

#### COUNCIL TAX

D

#### EPC

D

#### SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Sky. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Sky. Please refer to Ofcom checker for further information.

