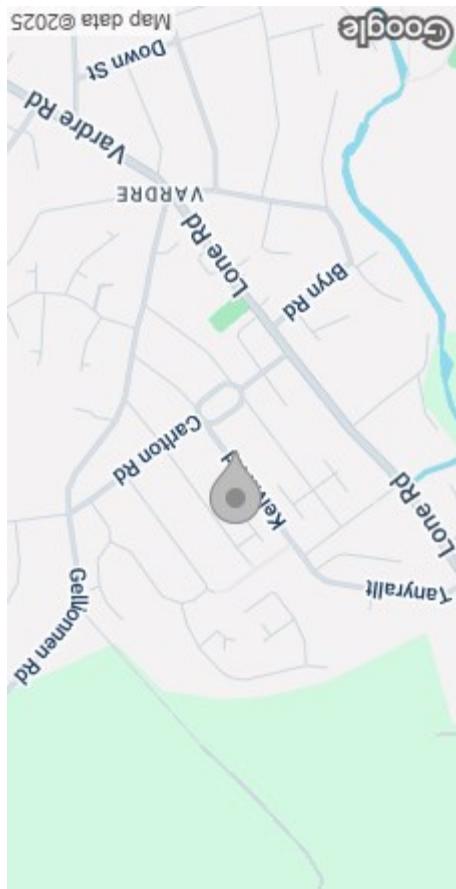


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © dawson 2025.

### EPC



### AREA MAP



Kelvin Road, Clydach, Swansea, SA6  
Approximate Area = 1211 sq ft / 112.5 sq m  
For identification only - Not to scale

### FLOOR PLAN



## GENERAL INFORMATION

Welcome to this beautifully presented semi-detached house located at 28 Kelvin Road in the charming area of Clydach, Swansea. This delightful property boasts a well-designed layout, featuring an inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The house comprises three bedrooms, providing ample room for a growing family or those seeking extra space for guests or a home office.

The heart of the home is undoubtedly the fitted kitchen, which seamlessly opens into the dining area. This layout encourages a sociable atmosphere, making it easy to enjoy family meals or host gatherings with friends. The kitchen is equipped with modern amenities, ensuring that cooking is both enjoyable and efficient.

Step outside to discover the enclosed rear garden, a wonderful outdoor space ideal for enjoying sunny days, gardening, or simply unwinding in a private setting. Additionally, the property benefits from off-road parking, ensuring convenience and ease for you and your visitors.

With no chain involved, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a lovely community, this property presents an excellent opportunity.



## FULL DESCRIPTION

### Entrance



### Rear Porch

### Bathroom

### First Floor



### Landing

#### Bedroom One

15'5 x 10'7 (4.70m x 3.23m)

#### Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)

#### Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

#### Attic Space

17'9 x 14'10 (5.41m x 4.52m)

### External

#### Parking

Driveway to front.

#### Council Tax Band

B

#### EPC

D

#### Tenure

Freehold

#### Services

Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

