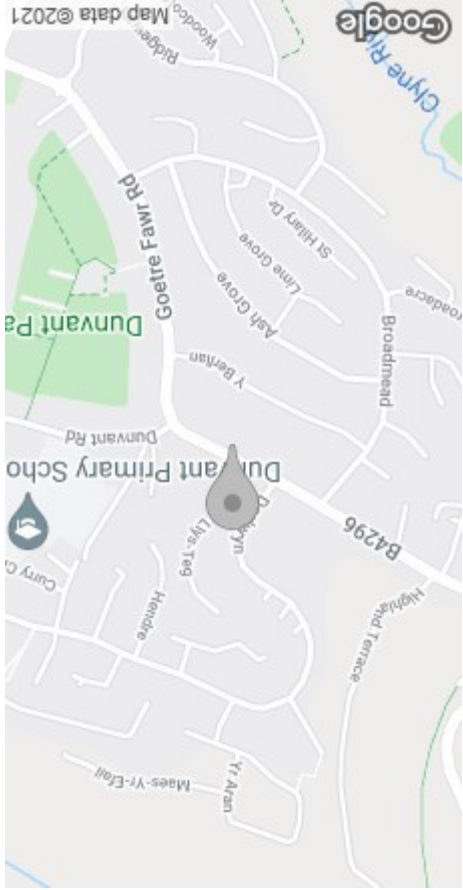


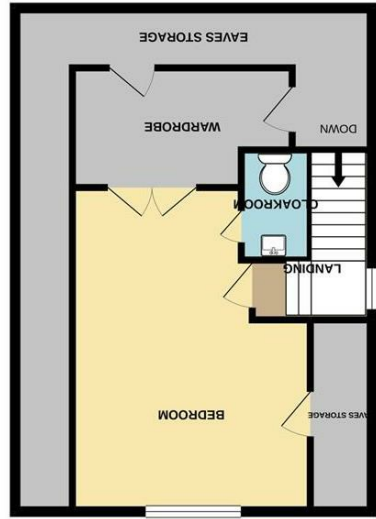
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EPC



AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



191 Dunvant Road  
 Dunvant, Swansea, SA2 7SR  
**£435,000**





## GENERAL INFORMATION

A fantastic opportunity to purchase a traditional four bedroom detached family home boasting an enclosed south facing rear garden. Located in the popular area of Duvant and perfectly positioned for local schools and shopping precinct in Killay, this lovely family home won't be on the market long! The accommodation itself comprises; Hallway, cloakroom, lounge, an open plan dining room, kitchen and conservatory which opens out onto the balcony whilst overlooking the garden. To the first floor are three bedrooms and a family bathroom, whilst the Master bedroom enjoys beautiful views, ensuite WC and walk in wardrobe. Externally, there is driveway parking to the front for several vehicles and to the rear a large patio for alfresco dining and good size lawn area. The property benefits from a cellar for extra storage, a summer house/ shed and a newly fitted boiler. EPC-C

## FULL DESCRIPTION

### Ground Floor

**Entrance Porch**  
The property is entered via a UPVC double glazed door with side screen situated within an arched external porch with tiled floor. Door into open plan dining room/kitchen/conservatory. Door into:

**Hallway**  
UPVC double glazed frosted window to the side. Radiator. Original parquet flooring. Stairs leading up to the first floor landing.

**Cloakroom**  
Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator. Part tiled walls. Decorative floor tiles. UPVC double glazed frosted glass window to the side.

**Lounge**  
14'7" x 12'0" into bay (4.47 x 3.66 into bay)  
UPVC double glazed bay window with fitted wooden blinds to the front. Feature fireplace with wooden surround and marble hearth housing a coal effect gas fire. Laminate flooring. Radiator. Double doors into:

### Open Plan Dining Room/Kitchen/Conservatory

**Dining Room**  
12'0" x 11'1" (3.66 x 3.38)  
Laminate flooring. Radiator. Opening through to kitchen and conservatory.



### Kitchen

14'6" x 7'4" (4.42 x 2.24)  
Fitted with a range of hand painted oak wall, base and drawer units with complementary work surface incorporating one and a half bowl porcelain sink unit with drainer and mixer tap. Breakfast bar which can be used for additional dining. Integrated oven and hob with extractor fan over. Integrated dishwasher. Space for a fridge and freezer. Plumbed for a washing machine. Part tiled walls. Laminate flooring. UPVC double glazed window with fitted wooden blinds to the rear overlooking the garden. UPVC double glazed window with fitted wooden blinds to the side.

### Conservatory

12'9" x 6'5" (3.91 x 1.98)  
UPVC double glazed window with fitted roller blinds to the rear. Radiator. French doors leading out onto a decked balcony with steps down to the spacious, enclosed, private rear garden.

### First Floor

**Landing**  
UPVC double glazed frosted window to the side. Stairs leading up to the second floor landing

### Bedroom Two

14'0" x 12'0" (4.27 x 3.66)  
UPVC double glazed bay window with fitted wooden blinds to the front. Bedroom furniture which could be included in the sale if wished. Radiator.

### Bedroom Three

12'8" x 12'0" (3.88 x 3.66)  
UPVC double glazed window to the rear overlooking the garden. Radiator. Laminate flooring.

### Bedroom Four

7'6" x 6'9" (2.31 x 2.06)  
UPVC double glazed window to the front. Radiator. Fitted wooden blinds.

### Bathroom

Four piece suite comprising shower with monsoon shower head, jacuzzi bath with glass side screen, low level WC and wall mounted wash hand basin with mixer tap. Chrome heated towel rail. Mosaic tiled panel. Tiled walls. Tiled flooring. UPVC double glazed frosted window to the side.

### Second Floor

**Landing**  
UPVC double glazed frosted window to the side. Door into:

### Master Bedroom

18'2" x 11'10" max (5.54 x 3.61 max)  
Attractive feature UPVC double glazed triangular window to the rear with views of the local countryside and Fairwood Common. Custom made shutters. Radiator. Laminate flooring. Doors into walk in wardrobe. Door into:

### Ensuite WC

Two piece suite comprising low level WC and wall mounted wash hand basin. Laminate flooring.

### Externally

**Front**  
A driveway accessed via double wrought iron gates providing parking for several vehicles and a garden laid to lawn with Indian sandstone pathway which leads to the entrance. Side pedestrian access to:

**Rear**  
An attractive landscaped south facing garden with a balcony leading down to a decked sitting area and onto a generous indian sandstone feature patio ideal for entertaining. The remaining garden is laid mainly to lawn with access to a sizeable basement storage area which is majority head height, providing space for storage and garden equipment. It also has light and power. The garden features tropical plants and a fabulous oak tree with seating area and a summer house/garden shed. There is also an outside tap, several outside power sockets and feature garden lighting, perfect for summer Bbq's.

