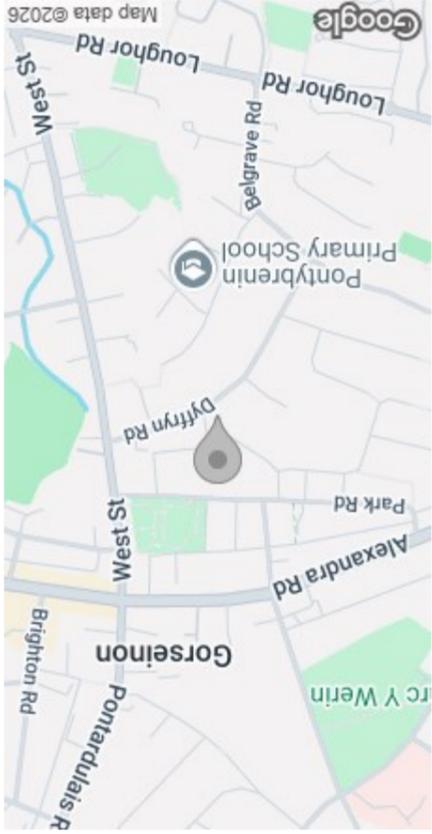


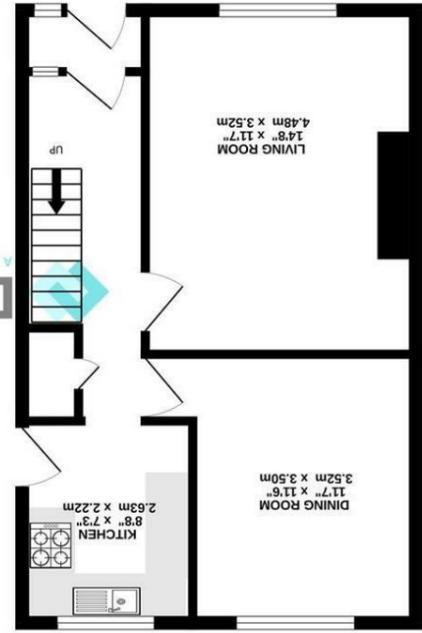
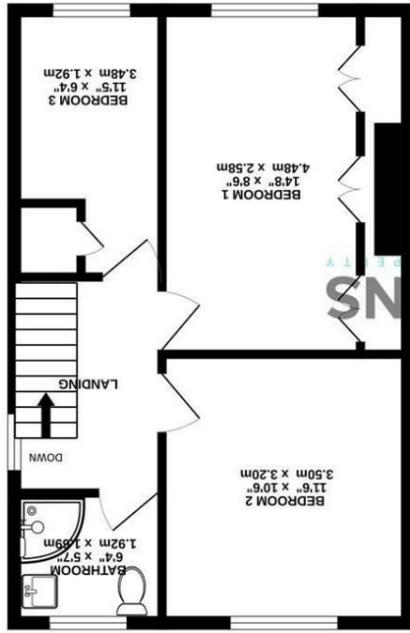
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2026

EPC



AREA MAP



FLOOR PLAN



32 Dyffryn Road
 Gorseinon, Swansea, SA4 6BB
 Offers Over £210,000



GENERAL INFORMATION

Situated on Dyffryn Road in Gorseinon, Swansea, this delightful three-bedroom semi-detached property presents an excellent opportunity for families and first-time buyers alike. The property is chain-free, allowing for a smooth and efficient purchase process.

Upon entering, you will find two spacious reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide a comfortable living experience, with ample natural light flowing through the rooms. The property also features a well-appointed shower room, catering to the needs of modern living.

Outside, the property boasts a good-sized driveway at the front, providing convenient off-road parking. The enclosed rear garden is a wonderful feature, offering a private outdoor space for children to play or for hosting summer barbecues with friends and family.

Situated close to local schools, a bus station, and various amenities, this home is perfectly positioned for convenience and accessibility. Whether you are looking to settle down in a friendly community or seeking a sound investment, this semi-detached property on Dyffryn Road is a must-see. Don't miss the chance to make this lovely property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room

14'8" x 11'6" (4.48m x 3.52m)

Dining Room

11'6" x 11'5" (3.52m x 3.50m)

Kitchen

8'7" x 7'3" (2.63m x 2.22m)

First Floor

Landing

Bedroom 1

14'8" x 8'5" (4.48m x 2.58m)



Bedroom 2
11'5" x 10'5" (3.50m x 3.20m)

Bedroom 3
11'5" x 6'3" (3.48m x 1.92m)

Family Shower room
6'3" x 5'6" (1.92m x 1.69m)

Parking
Driveway for 3 cars

Council Tax Band = D

Tenure
Freehold

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Virgin Media (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Utility Warehouse. Sometimes EE can be an issue.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

