or warranty in respect of the property.

DAWSONS

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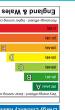
Map data @2025

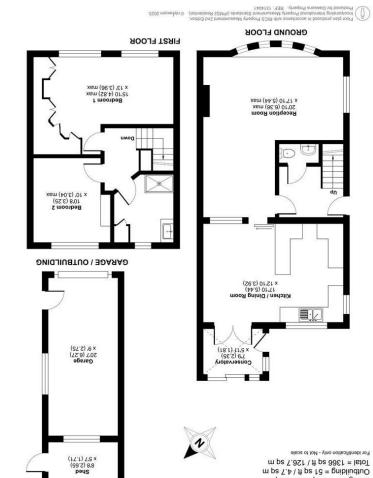
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Bryn Rd

Belgrave Rd

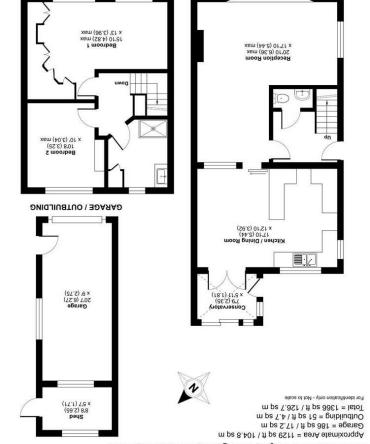






atalements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as





Heol Maes Y Bryn, Loughor, Swansea, SA4

AREA MAP

PLOOR PLAN



20 DAWSONS FOR SALE 1.1

GENERAL INFORMATION

Nestled in the cul-de-sac of Heol Maes Y Bryn in Loughor, Swansea, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property is ideal for families or individuals seeking space and comfort.

The house features a welcoming reception room, perfect for relaxation or entertaining guests. While the property is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The enclosed rear garden provides a private outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the driveway offers convenient offroad parking, a valuable asset in today's busy world.

Situated close to local schools, this home is perfectly positioned for families with children, ensuring that education is just a short walk away. The peaceful surroundings of the cul-de-sac enhance the appeal, making it a desirable location for those seeking a quiet lifestyle while still being within easy reach of local amenities.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached house is a promising opportunity in the heart of Loughor.



Ground Floor

Reception Room

20'10" max x 17'10" max (6.36m max x 5.44m max)

Kitchen/Dining Room $17'10" \times 12'10" (5.44m \times 3.92m)$

Conservatory $7'8" \times 5'11" (2.35m \times 1.81m)$

First Floor

Landing

Bedroom 1

15'9" max x 12'11" max (4.82m max x 3.96m max)















Bedroom 2

10'7" x 9'11" max (3.25m x 3.04m max)

Shower Room

Shed

8'8" x 5'7" (2.65m x 1.71m)

Parking

Driveway and Garage (6.27m x 2.75m)

Tenure

Freehold

Council Tax Band = C

EPC = C

Services

availability

Heating System - Gas
Mains gas, electricity, sewerage and
water (metered)
You are advised to refer to Ofcom
checker for information regarding
mobile signal and broadband
coverage, as, due to the property
being vacant, we cannot confirm





