



the  
**ANDERSON**  
Group exp

Meadow View, Duvant, Swansea, SA2 7UZ

Offers Over £275,000

 3  2  1



- Immaculate And Move-in Ready
- Modern Three-Bedroom Home Arranged Over Three Floors
- Downstairs W/C For Everyday Practicality
- Generous Second-Floor Master Bedroom With Shower Room
- Beautifully Refurbished Throughout To A High Standard
- Located In A Quiet And Highly Regarded Residential Area Of Duvant
- Bright And Spacious Open-Plan Kitchen, Lounge And Dining Area
- Contemporary Kitchen With Integrated Appliances And Central Island
- Elevated Position With Attractive Mountain And Countryside Views
- Convenient Access To Local Amenities, Schools, Countryside Walks And The M4



Located in a quiet and popular residential area of Dunvant, this beautifully refurbished three-bedroom home offers modern, well-balanced accommodation arranged over three floors, with a pleasant elevated outlook and generous outdoor space. Finished to a high standard throughout, the property is ideal for buyers seeking a turnkey home with flexibility for modern living.

The ground floor centres around a bright open-plan kitchen, lounge and dining area, creating a wonderful space for everyday living and entertaining with the benefit of a downstairs W/C. The first floor provides two well-proportioned bedrooms and a modern family bathroom, while the second floor is dedicated to a generous master bedroom with its own shower room. Externally, the tiered rear garden offers excellent potential for landscaping or entertaining, all while enjoying the property's elevated position. Ideally located for local amenities, schools, countryside walks, and easy access to the M4.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions of rooms and areas are approximate and have not been tested and no guarantee is given as to their operability or accuracy.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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