



## Dupre Road, ##Invalid offers over £190,000

- Beautiful Views
- Close Distance To Swansea City Centre
- Modern Throughout
- Spacious Outside Area
- EPC Rating: Awaited



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## About the property

This charming semi-detached house is currently on the market, presenting a fantastic opportunity for first-time buyers. Nestled in a highly sought-after location, the property is conveniently situated with excellent public transport links nearby and a selection of schools, making it an ideal location for families. The house is in good condition, ready to welcome its new owners without the need for work. The property features three well-proportioned bedrooms, providing ample space for flexible living. The house is serviced by a family bathroom, which is functional and well-maintained.

The property boasts a comfortable reception room, characterized by patio doors that allow plenty of natural light to flood into the space, creating a bright and airy environment. A charming fireplace adds a focal point and a touch of character to the room, providing a cosy space for relaxing and entertaining. The house also comes with a practical kitchen, offering enough space for all your culinary needs.

This is a property that promises the potential to create a truly delightful home, with the right touches of personal style and imagination. With its advantageous location and good condition, it offers an ideal stepping stone into homeownership.

We invite you to explore this opportunity further and see first-hand the potential this house presents. Please contact us to arrange a viewing at your earliest convenience.



## Accommodation

### Bedroom 1

12' 4" x 10' 6" ( 3.76m x 3.20m )

### Bedroom 2

7' 4" x 8' 8" ( 2.24m x 2.64m )

### Bedroom 3

7' 2" x 8' 9" ( 2.18m x 2.67m )

### Bathroom

6' 2" x 5' 9" ( 1.88m x 1.75m )

### W.C.

4' 9" x 4' 5" ( 1.45m x 1.35m )

### Lounge

11' 7" x 13' 8" ( 3.53m x 4.17m )

### Kitchen

15' 1" x 8' 7" ( 4.60m x 2.62m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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