



2c Priors Crescent, Dunvant, Swansea, SA2 7UP

£240,000

This delightful home, formerly the old police house, spanning an impressive 1,087 square feet, with three bedrooms is set on a generous plot of approximately a quarter of an acre, providing ample outdoor space for families. Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, complete with patio doors that open directly into the expansive rear garden. The lounge flows seamlessly into the dining room, creating an inviting space for family gatherings and entertaining guests. The well-appointed kitchen features a door leading to a rear porch, which includes a handy pantry as well as a convenient WC. The first floor boasts three well proportioned bedrooms, perfect for family living or accommodating guests along with a wet room. The property benefits from a driveway that can accommodate several vehicles, leading to a garage for additional storage or parking. The rear garden is a true highlight, being predominantly laid to lawn and fully enclosed, making it an ideal space for children to play or for hosting summer barbecues. Conveniently located within walking distance of the local primary school, this home is also just a short distance from the amenities of Killay precinct, Singleton Hospital, the city centre, and the stunning Gower Peninsula. This property presents an excellent opportunity for those seeking a family home.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, staircase to first floor, radiator.

Lounge 11'7" x 14'1" (3.52m x 4.28m)



The lounge features a gas fire set in an attractive surround, with laminate flooring and a radiator. Double glazed patio doors open directly onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. The space flows openly into the dining area, creating a versatile layout ideal for both relaxing and entertaining.



Dining Room 10'10" x 9'11" (3.31m x 3.02m)



Leading directly from the lounge, the dining room features a double glazed window to the front, allowing for plenty of natural light. The space is finished with laminate flooring and a radiator, offering a comfortable setting for family meals.



Kitchen 11'3" x 11'0" (3.44m x 3.36m)



The kitchen is fitted with a range of wall and base units with worktop space over, complemented by tiled splashbacks and a stainless steel sink unit. Practical features include plumbing for both a washing machine and dishwasher, an eye-level built-in electric double oven and a five-ring gas hob with extractor hood above. Two double-glazed windows to the rear provide plenty of natural light. Tiled flooring and a door leads to the rear porch, which gives access to a useful pantry and a separate WC.



Rear Porch

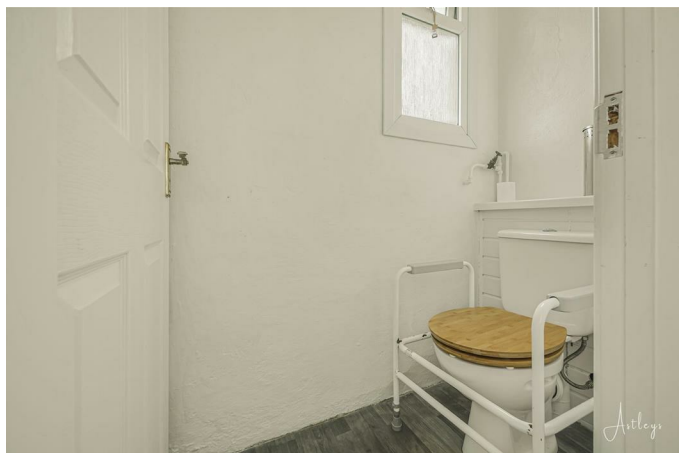
Door to the rear garden.

Pantry 4'9" x 5'11" (1.46m x 1.80m)



Space for a tumble dryer and fridge/freezer.

WC



WC. Frosted double glazed window to rear.

First Floor

Landing



Double glazed window to front, access to loft.

Bedroom 1 11'6" x 14'0" (3.50m x 4.27m)



Double glazed window to rear, cupboard housing the boiler, radiator.

Bedroom 2 11'7" x 10'4" (3.52m x 3.14m)



Double glazed window to rear, radiator.

Bedroom 3 11'0" x 9'11" (3.36m x 3.02m)



Double glazed window to front, radiator.

Shower Room



Three piece suite comprising a shower enclosure, vanity wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to side.

External



Set on approximately a quarter of an acre, the property enjoys generous outdoor space.

To the front, there is a neatly lawned garden and a side driveway providing off road parking for several vehicles, leading to the garage. Side access leads to the larger than average rear garden, which is mainly laid to lawn offering ample space for outdoor activities, gardening, or entertaining.

Rear Garden



Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

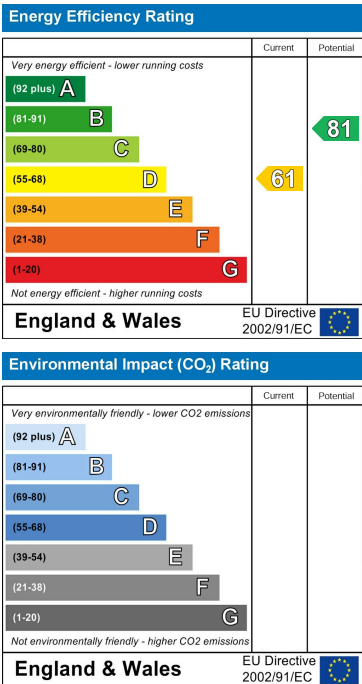
Floor Plan



Area Map



Energy Efficiency Graph



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