



Dunvant Road, Killay Swansea

offers over £400,000

- Four Bedroom Detached Family Home
- Highly Sought After Killay Location
- Council Tax: E / EPC: tbc
- Spacious Livingroom with Fireplace
- EPC Rating: D



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About the property

Situated on the ever-popular Dunvant Road, this substantial four-bedroom detached residence offers an exciting opportunity to acquire a generously proportioned family home in one of Swansea's most sought-after residential locations.

The property has been lovingly maintained over the years and, whilst it would benefit from modernisation, it offers excellent potential for buyers looking for a bespoke family home tailored to their own tastes.

The ground floor accommodation is accessed via a spacious entrance hallway. To the left is a versatile ground floor bedroom, while to the right are the family bathroom and separate WC. Further along the hall, a spacious living room enjoys a charming feature fireplace and large windows which allow an abundance of natural light to flood the space. A separate dining room provides an ideal setting. The kitchen is positioned to the rear of the property, complemented by a useful utility room and access to

Accommodation

Lounge

22' 5" x 12' 9" (6.83m x 3.89m)

Dining Room

12' 7" x 12' 6" (3.84m x 3.81m)

Kitchen

10' 4" x 8' 4" (3.15m x 2.54m)

Bathroom

W.C

Utility Room

8' x 4' (2.44m x 1.22m)

Bedroom 1

12' 2" x 10' 11" (3.71m x 3.33m)

Garage

16' 8" x 8' 1" (5.08m x 2.46m)

Bedroom 2

12' 10" x 8' 8" (3.91m x 2.64m)

Bedroom 3

13' x 8' (3.96m x 2.44m)

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.