32 Ddol Road

Dunvant, Swansea, SA2 7UB

Asking Price £300,000

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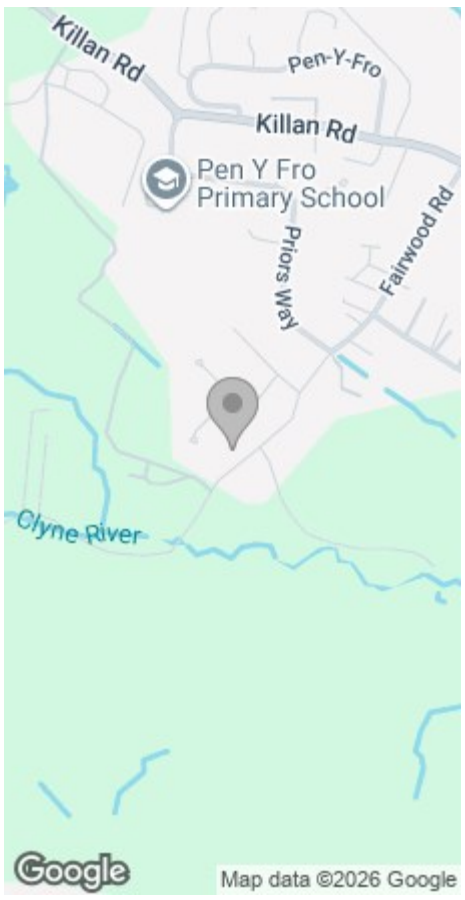
FLOOR PLAN



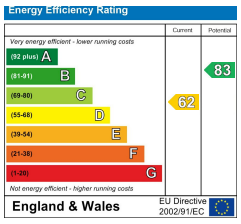
DAWSONS
ALL THINGS PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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 statements 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 or warranty in respect of the property.

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GENERAL INFORMATION

Situated in the highly desirable residential area of Dunvant, this spacious three-bedroom dormer bungalow offers versatile and well-presented accommodation, making it an ideal home for families, downsizers, or those seeking flexible living space.

The ground floor welcomes you with a generous lounge, a well-appointed kitchen/breakfast room, and a separate sitting room, providing ample space for both everyday living and entertaining. The principal bedroom is conveniently located on the ground floor and benefits from fitted wardrobes and a private en-suite shower room. A family bathroom completes the ground floor accommodation.

Upstairs, the property offers two further bedrooms, a useful study, and a separate WC, creating a flexible layout that can easily adapt to a variety of lifestyles, whether you're working from home or require additional space for guests or hobbies.

Externally, the property enjoys a driveway providing off-road parking, along with a garage offering additional parking, storage, or workshop potential. The property is ideally positioned within easy reach of local amenities, reputable schools, and excellent transport links, while also being close to the beautiful countryside and coastal walks that make Dunvant such a popular place to live.

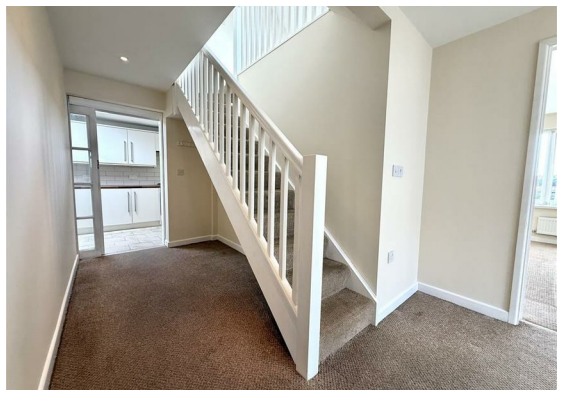
Offering generous accommodation both inside and out, this fantastic dormer bungalow presents an excellent opportunity to acquire a home in one of Swansea's most sought-after locations. Early viewing is highly recommended to fully appreciate everything this property has to offer.



FULL DESCRIPTION

GROUND FLOOR

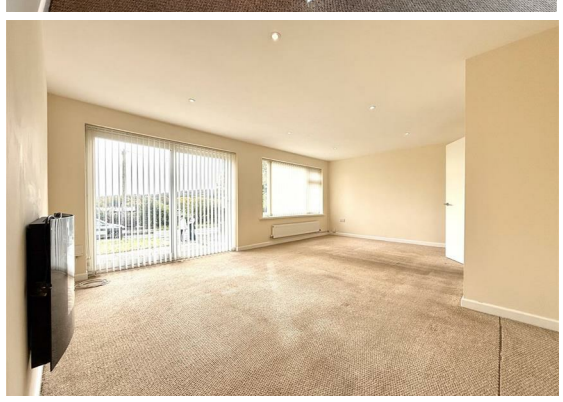
HALLWAY



LOUNGE
19'5" x 14'6" (5.94 x 4.42)

BATHROOM

SITTING ROOM
11'10" x 8'4" (3.63 x 2.56)



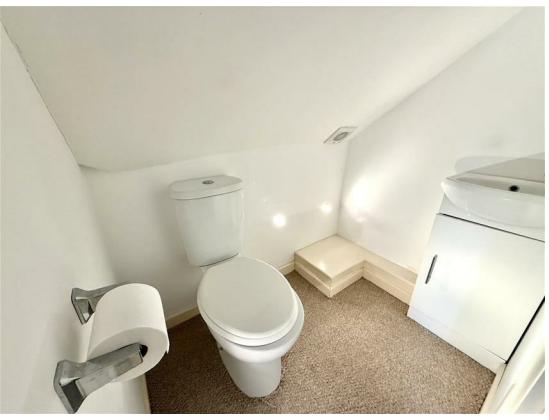
BEDROOM 1
12'0" x 11'0" (3.67 x 3.36)

ENSUITE

KITCHEN/BREAKFAST ROOM
6'9" x 26'6" (2.06 x 8.08)

SUN ROOM









FIRST FLOOR

STUDY ROOM
8'7" x 9'3" (2.64 x 2.83)

BEDROOM 2
14'8" x 9'8" (4.48 x 2.96)

LANDING

BEDROOM 3
8'5" x 13'6" (2.58 x 4.14)

W/C







EXTERNAL

SERVICES
Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

COUNCIL TAX
D

EPC
D

TENURE
FREEHOLD





