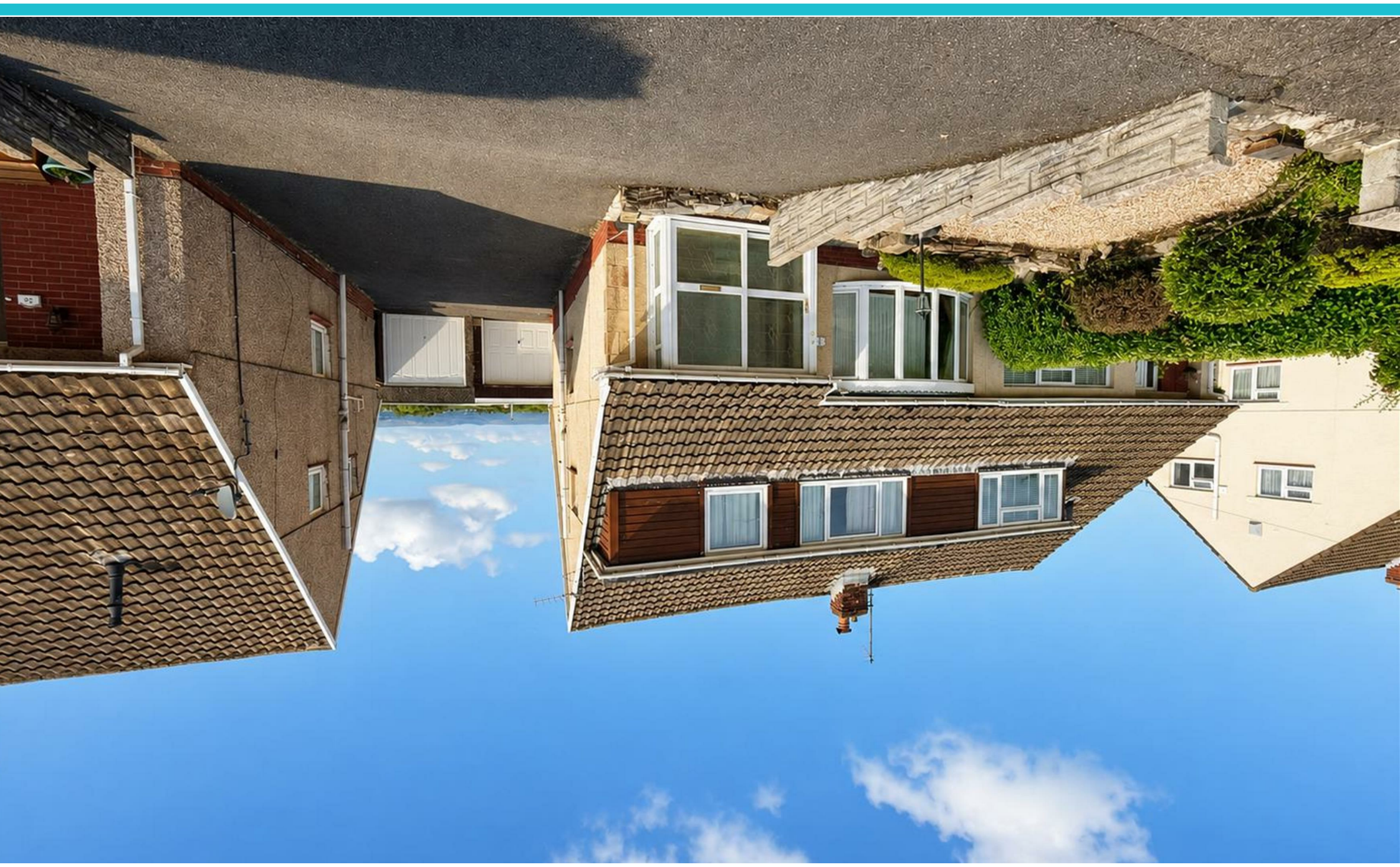
28 Pen Y Fro

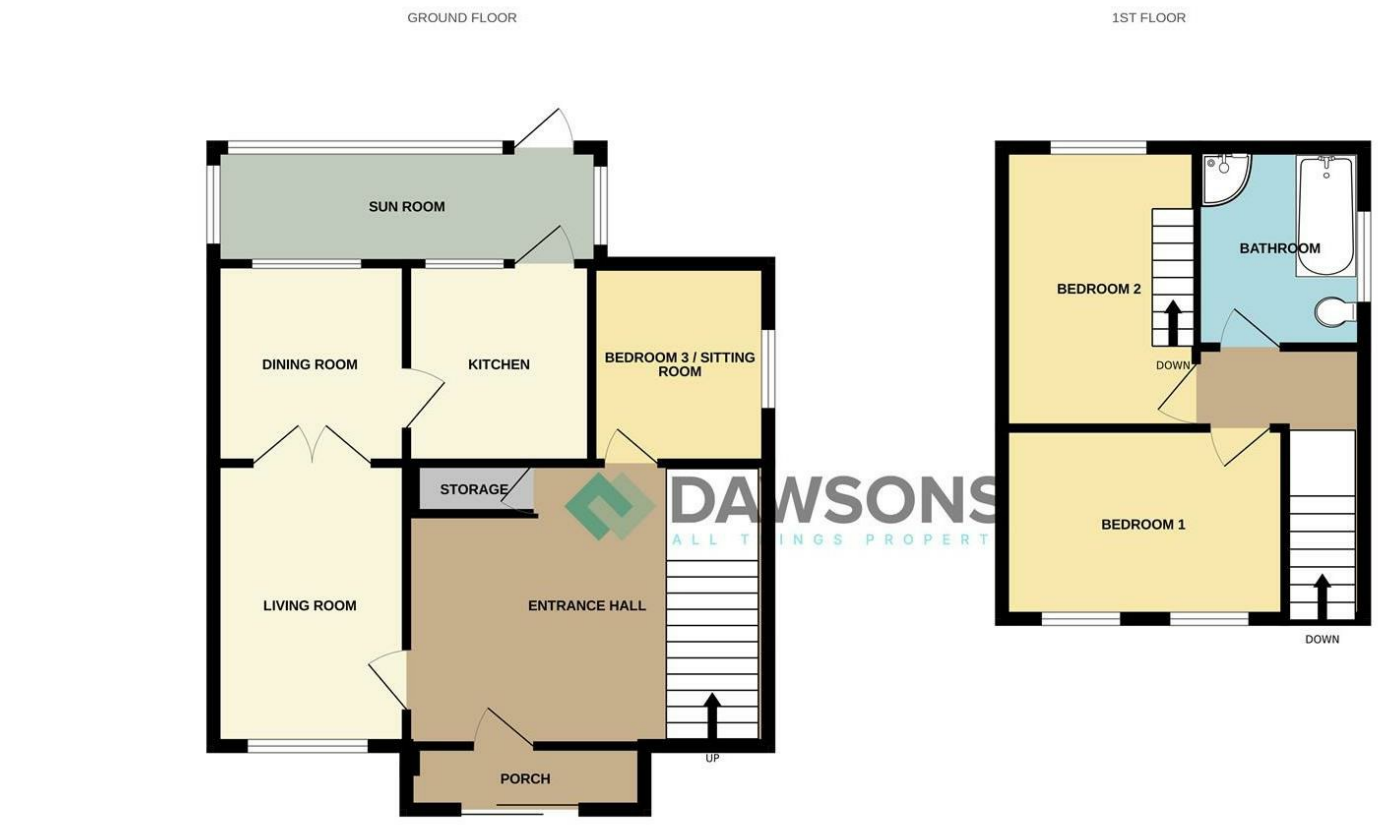
Dunvant, Swansea, SA2 7TR

Asking Price £220,000

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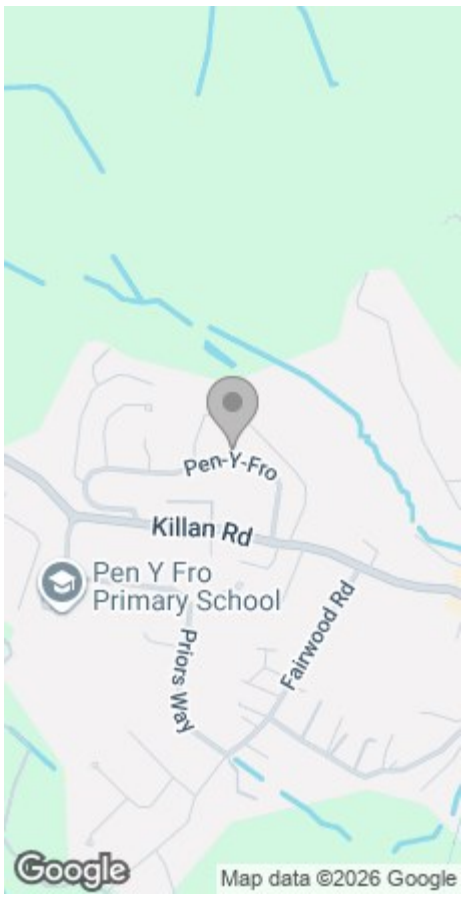


FLOOR PLAN

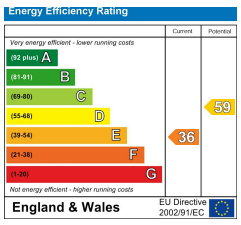


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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GENERAL INFORMATION

Situated in the highly sought-after area of Pen Y Fro, Dunvant, this two-bedroom semi-detached property offers an excellent opportunity for buyers looking to put their own stamp on a home in a popular and well-established location.

This property offers great accommodation throughout and plenty of potential to create a perfect ideal home!

To the ground floor, the property comprises a spacious lounge, leading through to a separate dining room, kitchen and a useful sun room along with a third bedroom/sitting room, providing additional living space and making the most of the property's layout.

Upstairs, there are two good-sized double bedrooms, together with a large family bathroom. One of the bedrooms also benefits from stairs providing direct access to the attic space. Please note that the attic does not have Building Regulations approval and is therefore not considered habitable accommodation; it is currently used as a useful storage attic space.

Externally, the property benefits from off-road parking via a shared driveway, as well as a garage, providing valuable storage or potential for a variety of uses.

One of the property's key attractions is its location. It is ideally positioned within the popular Pen Y Fro Primary School and Olchfa Comprehensive School catchment areas, making it particularly appealing to families. Dunvant is a well-regarded area with a range of local amenities, schools and excellent access to the surrounding areas. Early viewing is highly recommended.



FULL DESCRIPTION

PORCH

ENTRANCE HALL

LIVING ROOM
18'6" x 11'7" (5.64 x 3.55)

DINING ROOM
9'9" x 9'8" (2.98 x 2.96)

KITCHEN
10'9" x 8'11" (3.29 x 2.73)

SITTING ROOM
8'11" x 6'7" (2.73 x 2.03)

SUN ROOM
19'11" x 6'5" (6.09 x 1.98)

BEDROOM 1
15'11" x 10'4" (4.86 x 3.15)













BEDROOM 2
12'11" x 14'2" (3.94 x 4.34)

BATHROOM

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING
D

SERVICES
Mains gas, electric, water (billed).
Sewerage and drainage. There is a soak away for rain water.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

EPC RATING
F







