46 Goetre Bellaf Road

Dunvant, Swansea, SA2 7RP

Best Offers Over £250,000

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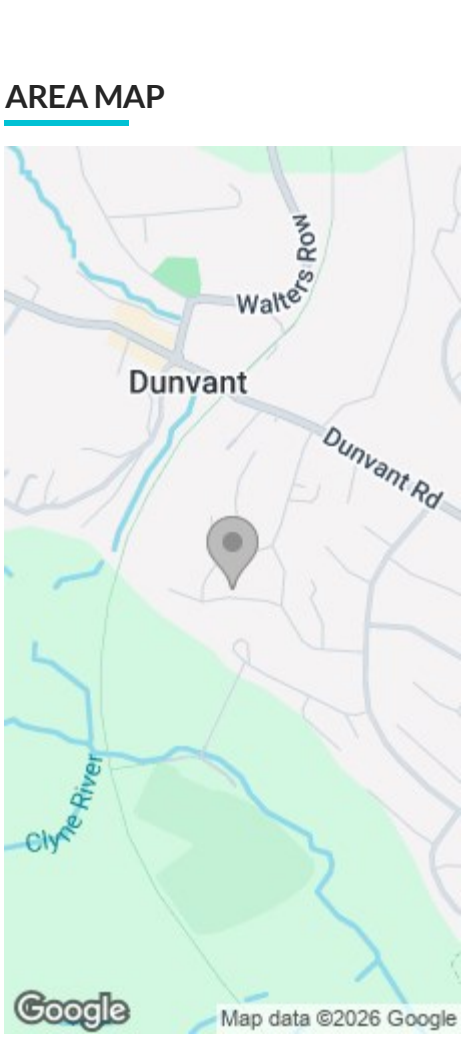


FLOOR PLAN

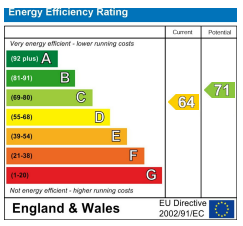


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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90 Gower Road, Sketty, Swansea, SA2 9BZ
T **01792 299655** E **sk@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Offering an abundance of space, versatility and exciting potential, this substantially extended four-bedroom semi-detached home is situated in the popular residential area of Dunvant and is offered with no onward chain.

The property has benefited from a two-storey extension to the side and a single-storey extension to the rear, creating generous and flexible accommodation ideal for family living.

The ground floor comprises an entrance hallway, cloakroom, spacious lounge/dining room and a large additional reception room which could be used as a playroom, home office, guest bedroom or second sitting room. There is also a fitted kitchen.

To the first floor are four bedrooms together with a family bathroom fitted with both a bath and separate shower enclosure. Further benefits include uPVC double glazing and gas central heating.

Externally, there is ample off-road parking and a mature rear garden with seating areas and an abundance of shrubs and trees.

The property is within easy reach of Dunvant Primary School, Hendrefoilan Primary School and Olchfa Comprehensive School. Killay Precinct is also nearby, offering a good selection of shops, cafés, restaurants, bakeries and everyday amenities. Woodcote Park and the cycle path leading through Clyne Valley towards Blackpill are also close at hand.

The property does require modernisation, but offers fantastic potential to create a spacious family home in a desirable location. Early viewing is highly recommended to appreciate the size and versatility on offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE/DINING ROOM
30'6" x 10'2" widest point, narrowing to 6'7" (9.31 x 3.11 widest point, narrowing to 2.03)

KITCHEN
15'1" x 8'2" max (4.62 x 2.51 max)

ADDITIONAL RECEPTION ROOM
14'4" x 12'6" plus walkway (4.39 x 3.82 plus walkway)

FIRST FLOOR

LANDING













BEDROOM 1
12'10" x 8'3" to fitted wardrobes (3.93 x 2.52 to fitted wardrobes)

BEDROOM 2
12'6" x 8'1" (3.83 x 2.48)

BATHROOM
9'0" x 5'8" (2.76 x 1.74)

BEDROOM 3
11'8" max x 7'10" max (3.58 max x 2.40 max)







BEDROOM 4
8'7" x 7'11" (2.64 x 2.42)

EXTERNAL

PARKING

TENURE
FREEHOLD

EPC
D

COUNCIL TAX
D

SERVICES





