2 Bryndolan

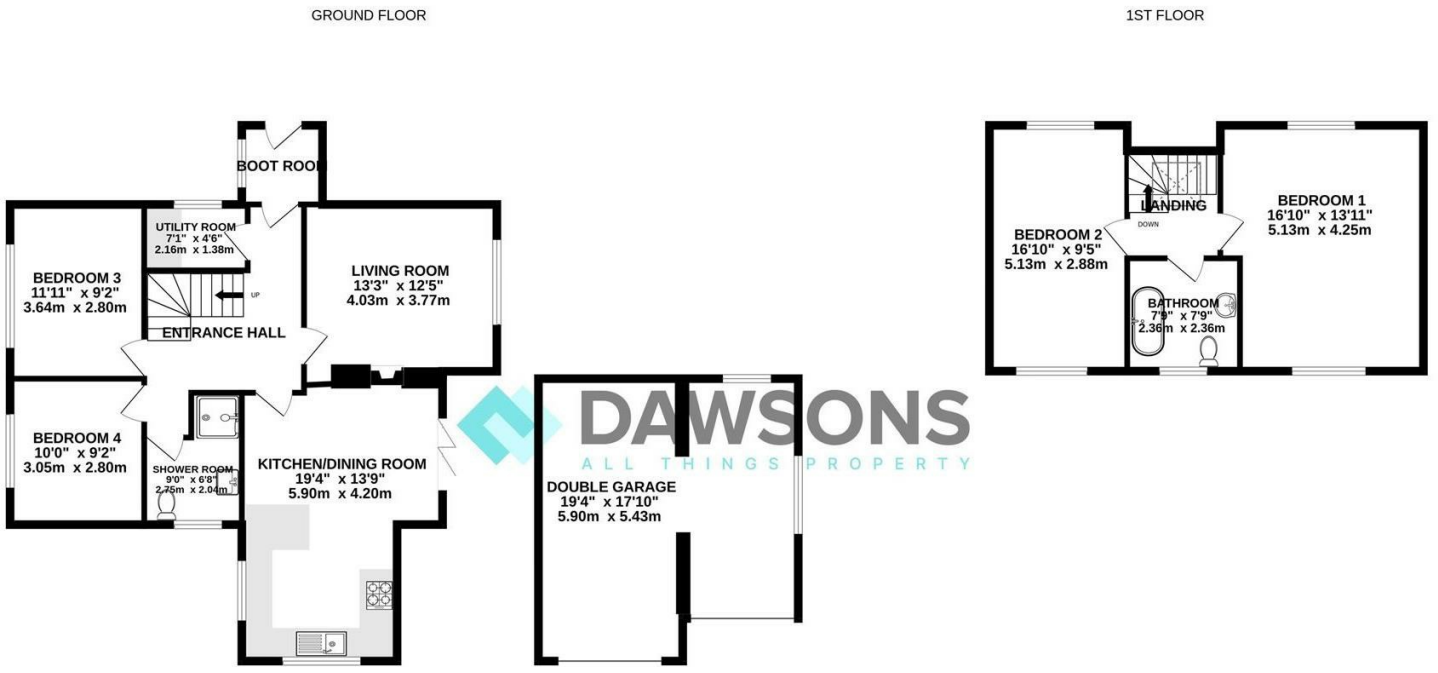
Dunvant, Swansea, SA2 7TQ

Asking Price £385,000

4 | 2 | 1 | D

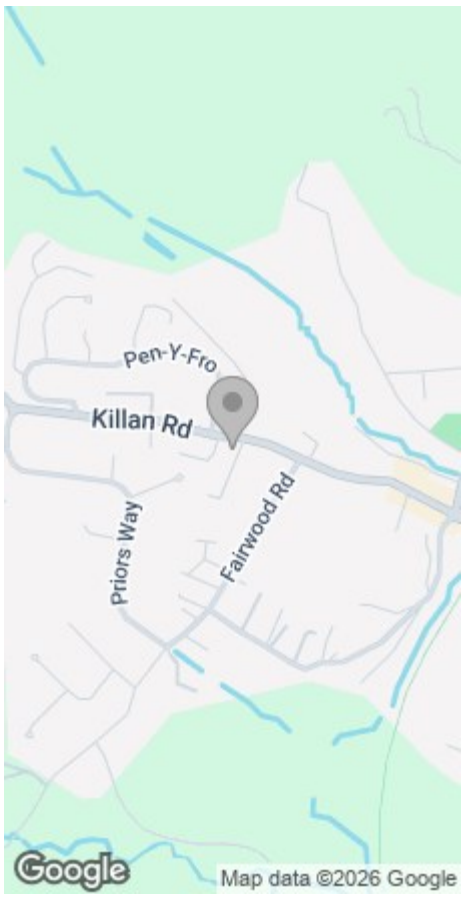


FLOOR PLAN

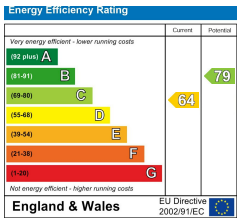


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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.

90 Gower Road, Sketty, Swansea, SA2 9BZ
T **01792 299655** E **sk@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

With views over Fairwood Common, this beautifully presented four-bedroom detached home has been completely renovated throughout by the current owner, creating a stylish and versatile property ready for immediate occupation.

The accommodation is thoughtfully arranged to suit a variety of lifestyles. The ground floor comprises a spacious and welcoming entrance hallway, with a useful utility room. conveniently. At the heart of the home is an impressive open-plan kitchen/dining room, providing an ideal space for family living and entertaining, together with a comfortable lounge with a log burner. Also on the ground floor are two bedrooms and a contemporary shower room, offering flexible accommodation for guests, multi-generational living or those seeking ground-floor bedroom space.

To the first floor are two further bedrooms and a beautifully appointed family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking and a detached double garage. The wrap-around gardens are laid mainly to lawn and complemented by a patio seating area, creating the perfect space for outdoor dining, entertaining or simply enjoying the surrounding views.

Situated in the well-established and sought-after suburb of Dunvant, this area is renowned for its peaceful atmosphere and strong community spirit. It offers the perfect blend of suburban calm and everyday convenience. The home is within walking distance of Pen Y Fro Primary School and lies within the catchment area for highly regarded comprehensive schools.

This exceptional home combines spacious accommodation, high-quality renovation and a sought-after location overlooking Fairwood Common. Viewing is highly recommended to fully appreciate the standard of finish and wonderful setting on offer.

FULL DESCRIPTION

GROUND FLOOR

BOOT ROOM

ENTRANCE HALLWAY

UTILITY ROOM
7'1" x 4'6" (2.16 x 1.38)

SHOWER ROOM
9'0" x 6'8" (2.75 x 2.04)

LOUNGE
13'2" x 12'4" (4.03 x 3.77)

KITCHEN/DINING ROOM
19'4" x 13'9" (5.90 x 4.20)

BEDROOM 3
11'11" x 9'2" (3.64 x 2.80)

BEDROOM 4
10'0" x 9'2" (3.05 x 2.80)

FIRST FLOOR

LANDING

BATHROOM
7'8" x 7'8" (2.36 x 2.36)

BEDROOM 1
16'9" x 13'11" (5.13 x 4.25)

BEDROOM 2
16'9" x 9'5" (5.13 x 2.88)

EXTERNAL

DRIVEWAY AND GARAGE

TENURE
FREEHOLD

EPC
D

COUNCIL TAX
D

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

N.B
The current vendors have notified us that there is a Wayleave agreement with National Grid for right of way access to two electrical poles located within the boundary – payments received annually to home owners as part of the agreement.





