10 Fairwood Road

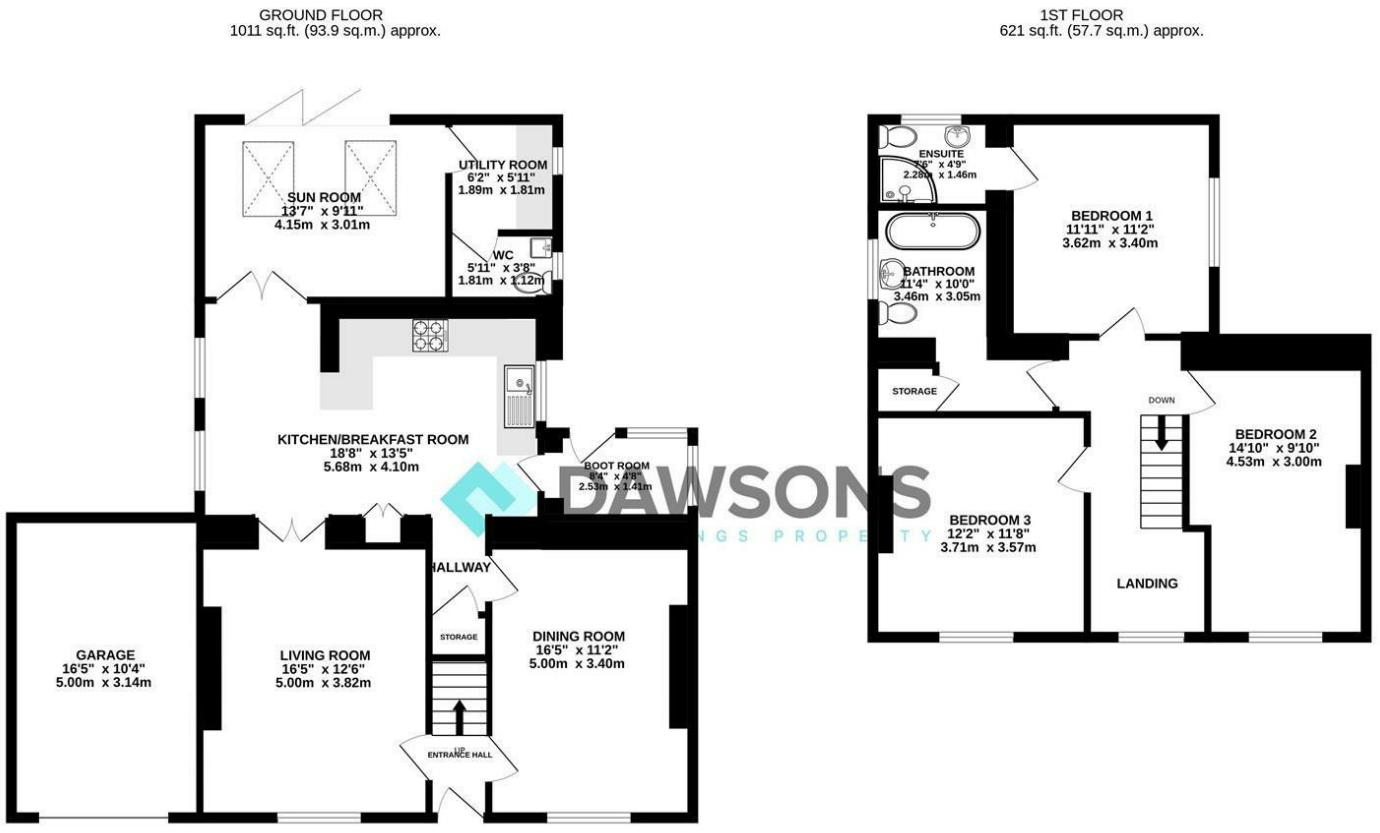
Dunvant, Swansea, SA2 7UL

Offers Around £365,000

3 | 2 | 2 | E



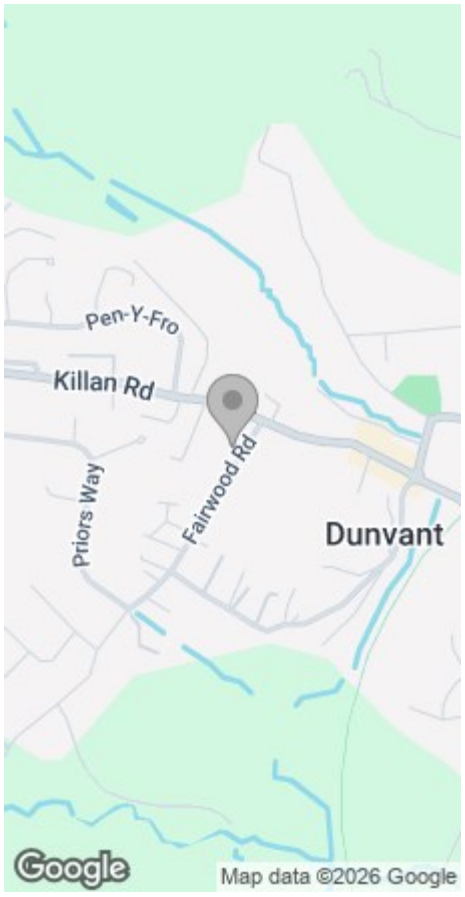
FLOOR PLAN



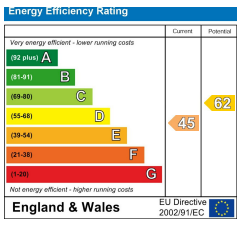
TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

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.

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

GENERAL INFORMATION

Grade II Listed Double-Fronted Home with Ceri Richards Blue Plaque, Period Features and Beautiful Gardens

A rare opportunity to acquire a distinctive double-fronted Grade II Listed property, rich in history and period character, and featuring a blue plaque commemorating the renowned Welsh painter Ceri Richards.

The property retains a wealth of charming original features, including sash windows and original fireplaces, while offering spacious and versatile accommodation arranged over two floors.
A welcoming entrance hallway leads to the lounge, dining room and an impressive open-plan kitchen, breakfast room and sitting room, with the principal living space enjoying attractive views over the rear garden.

To the first floor are three well-proportioned double bedrooms and a family bathroom.
Externally, the property is approached via a front garden laid to lawn, private driveway and single garage.
To the rear is an attractive garden with a patio and further lawned area, providing an excellent space for outdoor entertaining and relaxation.

Combining impressive proportions, period architecture and original features with versatile living space, this is a distinctive and characterful home with a fascinating artistic history and considerable appeal.



FULL DESCRIPTION

GROUND FLOOR



ENTRANCE HALLWAY



KITCHEN/BREAKFAST ROOM
18'7" x 13'5" (5.68m x 4.10m)



LIVING ROOM
16'4" x 12'6" (5.00m x 3.82m)



DINING ROOM
16'4" x 11'1" (5.00m x 3.40m)



SUN ROOM
13'7" x 9'10" (4.15m x 3.01m)



UTILITY ROOM
6'2" x 5'11" (1.89m x 1.81m)



W.C.
5'11" x 3'8" (1.80m x 1.12m)



FIRST FLOOR

LANDING



BEDROOM 1
11'10" x 11'1" (3.62m x 3.40m)



EN SUITE
7'5" x 4'9" (2.28m x 1.46m)



BEDROOM 2
14'10" x 9'10" (4.53m x 3.00m)



BEDROOM 3
12'2" x 11'8" (3.72m x 3.57m)



BATHROOM
11'4" xc 10'0" (3.46m xc 3.05m)

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

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

EPC RATING
E

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