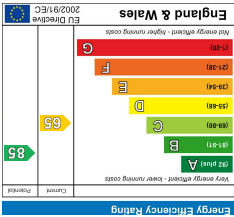
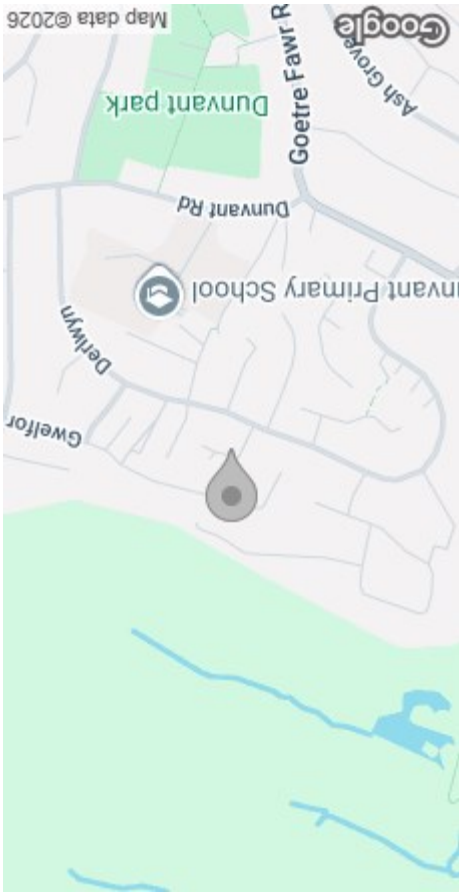


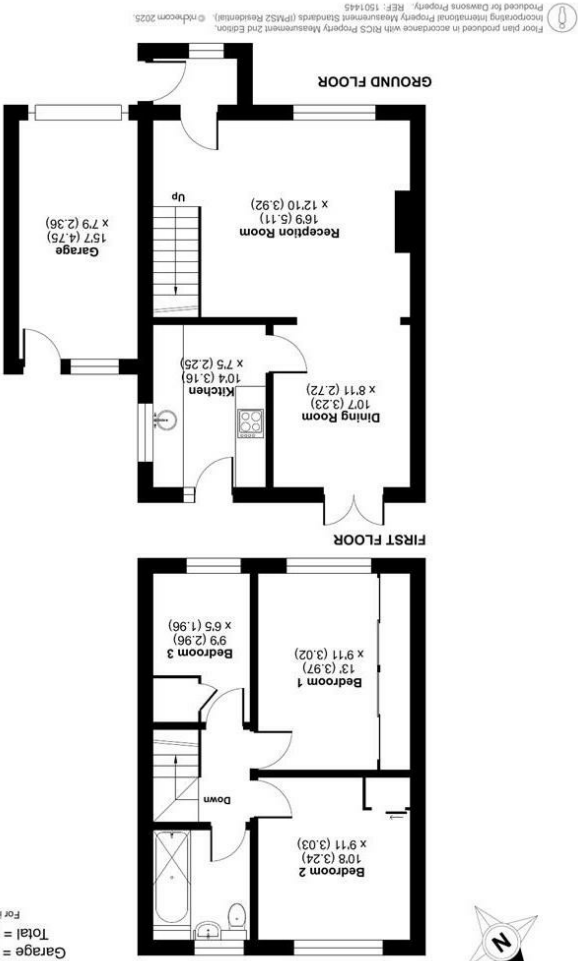
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



Cae Crwn, Dunvant, Swansea, SA2

FLOOR PLAN



7 Cae Crwn
Dunvant, Swansea, SA2 7PS
Asking Price £250,000



GENERAL INFORMATION

Situated within the highly sought-after cul-de-sac of Cae Crwn, Dunvant, this immaculately presented 3 bedroom semi-detached dormer-style home offers stylish accommodation, a beautifully maintained rear garden and a fantastic location, making it an ideal purchase for families, professionals and those looking to enjoy village living with excellent amenities close at hand.

The accommodation begins with a entrance porch leading into a spacious open-plan lounge and dining room. The lounge provides a warm and inviting atmosphere, centred around a charming log-burning stove, while stairs rise to the first floor. The room flows effortlessly into the rear-facing dining area. Completing the ground floor is a beautifully fitted contemporary kitchen offering an attractive range of units and ample workspace.

To the first floor, the landing gives access to 3 bedrooms (2 doubles and 1 single), all served by a stylishly appointed family bathroom finished to a high standard.

Further benefits include uPVC double glazing and gas central heating throughout.

Externally, the property continues to impress with a driveway providing off-road parking and leading to a single garage. The fully enclosed rear garden has been thoughtfully landscaped, featuring a well-maintained lawn with pathway leading to a paved patio area, ideal for outdoor dining and entertaining. A substantial arbour creates a wonderful sheltered seating area, providing the perfect place to relax and enjoy the garden throughout the seasons.

Ideally positioned, the property is within easy reach of the highly regarded Dunvant & Hendrefoilan Primary Schools and Olchfa Comprehensive School. Killay Precinct is just a short distance away, offering an excellent selection of independent shops, cafés, restaurants, bakeries and everyday amenities.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

LOUNGE/DINING ROOM

LOUNGE AREA
16'9" x 12'10" (5.11 x 3.92)

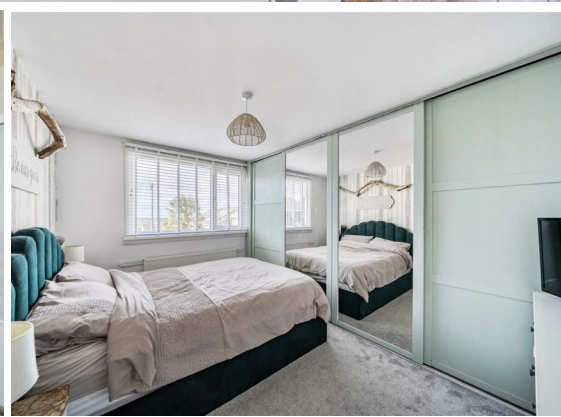
DINING AREA
10'7" x 8'11" (3.23 x 2.72)

KITCHEN
10'4" x 7'4" (3.16 x 2.25)

FIRST FLOOR

LANDING

BEDROOM 1
13'0" x 9'10" (3.97 x 3.02)



BEDROOM 2
10'7" x 9'11" (3.24 x 3.03)

BEDROOM 3
9'8" x 6'5" (2.96 x 1.96)

BATHROOM

EXTERNAL

PARKING AND GARAGE

SERVICES

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

COUNCIL TAX

D

TENURE

FREEHOLD

EPC

D

