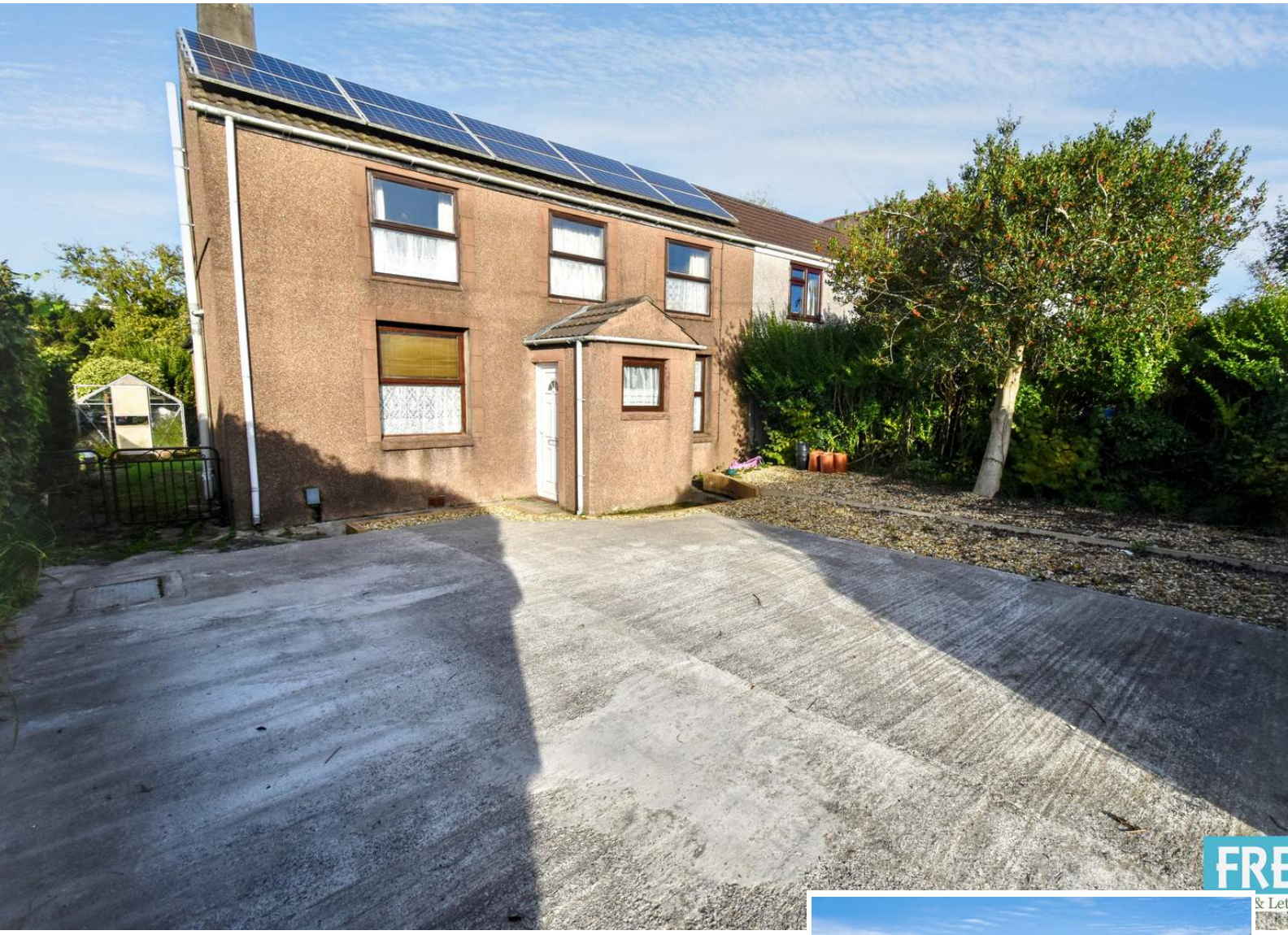
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Dunvant Road, Dunvant, Swansea, SA2 7SR

Asking Price: £294,950

- Extended 3 Bedroom Double Fronted Semi Detached Property
- Unique Character With Origins Dating Back Approx 400 Years
- Requiring Modernisation Offering Excellent Opportunity To Add Value
- Potential To Develop Further STPC
- Ideal For Families Investors And Developers

Tel 01792 464757 Email sales@freshsales.co.uk

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Entrance Porch

Entered via double glazed front door to porch with double glazed window to front aspect, staircase giving access to the first floor and doors to:-

Lounge

Situated within the property's original front parlour, this charming lounge retains a wealth of traditional character, featuring an attractive open fireplace set within an ornate wooden mantel with a decorative tiled hearth, creating a delightful focal point to the room. The lounge benefits from a double-glazed window to the side recess and a further window to the front aspect. A door provides direct access to the kitchen.

Sitting Room

With fitted shelves and double glazed window to front aspect.

Kitchen/Breakfast Room

Fitted with a range of white base and wall units complemented by chrome handles and a coordinating roll-top work surface, providing ample preparation space. Features include a stainless steel sink with single drainer, cooker point, plumbing for a washing machine, space for a fridge freezer, ceramic tiled flooring and part-tiled walls. A double-glazed window overlooks the side aspect, whilst a double-glazed door provides direct access to the rear garden. The kitchen opens into a dining/breakfast area with space for a table and chairs, creating a practical and sociable living space. A wall-mounted Worcester boiler provides domestic hot water and gas central heating.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

With double glazed window to front aspect.

Bedroom Two

With double glazed window to side aspect.

Bedroom Three

With two windows to front aspect.

Bathroom

A three piece coloured suite comprising panel bath with electric shower over and glazed side screen, wash hand basin, low level WC, part tiled walls and frosted window to side aspect.

External

To the front of the property, there is ample off-road parking, providing space for numerous vehicles. To the rear, the property boasts a larger-than-average, enclosed and private garden, laid mainly to lawn and complemented by a variety of mature shrubs, established hedgerows and trees. The garden offers an excellent outdoor space for relaxing, entertaining and enjoying the warmer months, with the added benefit of a useful garden shed for storage.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

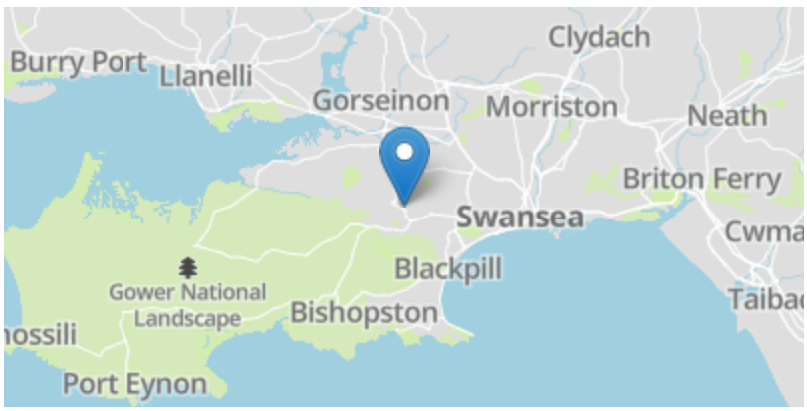
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.







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