



241 Duvant Road, Duvant, Swansea, SA2 7ST
£175,000

An immaculately presented, extended, traditional mid-terraced property in the ever popular area of Dunvant. Ideally set to take advantage of everything the area boasts including great road links to both Swansea City Centre and The Gower Peninsula. Briefly comprising: Vestibule, open plan living/dining room with log burner, modern kitchen, two bedrooms and a good size family bathroom. Double glazed throughout and gas central heating. This lovely family home benefits from a level rear garden and off road parking. Internal viewing is a must to appreciate standard of property offered. Viewing highly recommended. EPC-D.

£175,000



Ground Floor

The property is entered via a uPVC double glazed glass panel door into:

Vestibule

Wood flooring. Wooden door with two glass panels into:

Lounge/Diner 6.60m x 4.13m (21'8" x 13'7")

UPVC double glazed windows to the front and rear with wooden feature window sills. Feature fireplace with a slate hearth and an oak beam housing a log burning stove. Door into storage cupboard. Two radiators. Wood

flooring. Exposed beam.

Kitchen 3.29m x 3.05m (10'10" x 10'0")

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink unit with drainer and mixer tap. Integrated appliances comprising 'Bosch' electric oven with four ring gas hob and extractor fan over, washing machine, dishwasher and fridge freezer. Tiled splash back. Tiled flooring with under floor heating. UPVC double glazed windows to the side and rear. UPVC double glazed glass panel door to the side.

First Floor

Landing

Access via a pull down ladder to a boarded loft. Doors into:

Bathroom 3.39m x 3.02m (11'1" x 9'11")

Three-piece white suite comprising P shaped bath with shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail. Door into airing cupboard housing boiler and space for a tumble dryer. Part tiled walls. Wood effect flooring. Two 'Velux' windows. UPVC double glazed obscure glass window to the side.

Bedroom 3.46m to wardrobe x 3.09m (11'4" to wardrobe x 10'2")

UPVC double glazed window to the front with natural wood feature sill. Wall to wall fitted wardrobes. Radiator.

Bedroom Two 3.41m x 2.38m (11'2" x 7'10")

UPVC double glazed window to the rear. Radiator.

Externally

To the front of the property is off road parking for two vehicles and a garden laid to lawn. The south facing rear garden comprises a patio sit out area and a good sized lawned garden bordered with a fence and mature trees and shrubs. Garden shed.

TENURE: Freehold

COUNCIL TAX: C

EPC D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

