

## 140 Dunvant Road, Swansea, SA2 7NR

**Asking Price £475,000**

A rare opportunity to purchase this charming three double bedroom family home boasting panoramic views over Mumbles and Gower. The property is located in an extremely popular residential location in close proximity to a range of services and amenities within Killay including doctors, dentist, shops, cafe's and Killay Health Club. It is also within the catchment areas for popular schools including Hendrefoilan Primary and Olchfa Comprehensive. The accommodation on offer comprises side entrance storm porch into hallway, living room open to dining room, kitchen, laundry room and cloakroom to the ground floor. To the first floor are three good sized bedrooms, master with en-suite plus walk-in airing cupboard. Externally to the front is a driveway leading to a garage, The front garden is partly paved and lawned with mature hedging. To the rear is a good size courtyard which steps up to a tiered garden boasting a large decked area which is a south facing sun trap. EPC-D

## Ground Floor

The property is entered via a hardwood door into:

### Storm Porch

Glass panels to the side. Exposed brick walls. Tiled flooring. Obscure glass panel door with two obscure glass side panels into:

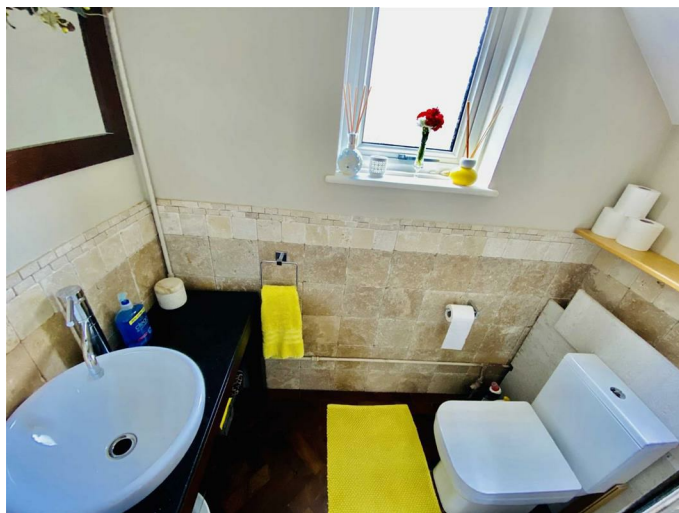
### Entrance Hallway



A grand entrance hallway with original parquet flooring and school style radiator. Stairs leading up to the first floor landing with under stairs storage cupboard. Doors into:

### Cloakroom

6'6" x 3'3" (1.98 x 1.00)



Modern wash hand basin with mixer tap set into a console table. Heated towel rail, parquet flooring. UPVC double glazed obscure glass window to the side.

## Kitchen

19'11" x 17'1" (6.08 x 5.21)



Fitted with a range of hand painted oak wall, base and drawer units with black granite work surfaces over incorporating a breakfast bar. Inset one and a half bowl sink with mixer tap. Integrated appliances comprising 'Neff' oven and grill, five ring gas hob with extractor fan over microwave oven and coffee machine. Built in wine rack. Space for American style fridge freezer. School style radiator. Natural stone splash back tiling. Porcelain floor tiles. UPVC double glazed obscure glass panel door to the rear. UPVC double glazed double patio doors leading out onto the rear garden. Open to:

### Laundry Room

11'7" x 5'4" (3.54 x 1.62)

Tiled flooring. UPVC double glazed obscure glass windows to the side and rear. Space for a washing machine, tumble dryer and chest freezer. Gas central heating boiler. This was previously a shower room.

### Living Room

16'6" x 13'11" (5.03 x 4.24)



UPVC double glazed windows to the front and side.

Feature limestone fireplace with a granite hearth. School style radiator. Designer wallpaper. Parquet flooring.

### Dining Room

14'11" x 13'11" (4.54 x 4.25)

UPVC double glazed bay window to the front overlooking the garden and Dunvant Park beyond. Two school style Radiators. Parquet flooring.

### First Floor

#### Landing



A spacious area with a uPVC double glazed obscure glass window to the rear. Radiator. Door into:

#### Walk In Airing Cupboard

7'7" x 4'6" (2.30 x 1.36)

UPVC double glazed window to the rear.

#### Master Bedroom

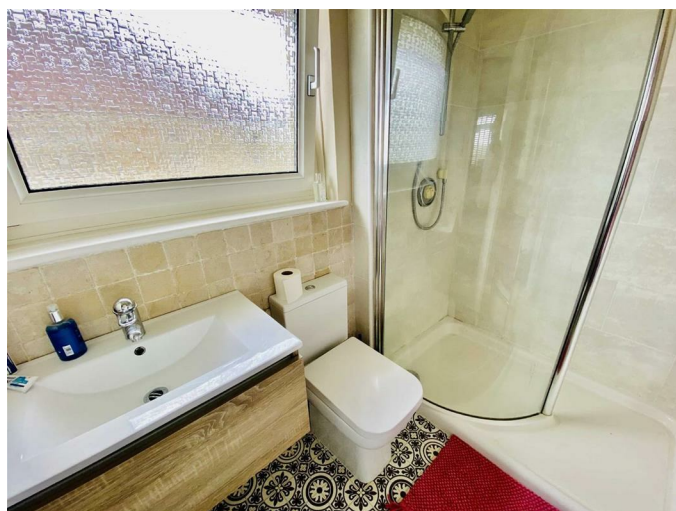
16'6" x 11'9" (5.03 x 3.59)



Three uPVC double glazed windows to the front and side with panoramic views over Dunvant Park and beyond to Mumbles and Gower. Wall-to-wall oak fitted wardrobes with central double glass panel doors. Exposed floorboards. Door to:

### Ensuite

7'9" x 5'0" (2.35 x 1.52)



A modern fitted suite comprising low level WC, wash hand basin set into a vanity unit and step in shower cubicle. Heated towel rail. Part tiled walls. UPVC double glazed obscure glass window to the side.

### Bathroom

10'0" x 8'1" (3.04 x 2.47)



Four piece Italian 'Sottini' suite comprising low level WC, pedestal wash hand basin, bath and bidet. Wall mounted heated towel rail. Part tiled walls. Italian floor tiles. UPVC double glazed obscure glass window to the side.

### Bedroom Two

17'5" x 14'0" (5.30 x 4.27)

Triple fitted wardrobe. UPVC double glazed window to the front with panoramic views over Mumbles and Gower. Triple door fitted wardrobe.

### Bedroom Three

12'11" x 12'6" (3.93 x 3.80)

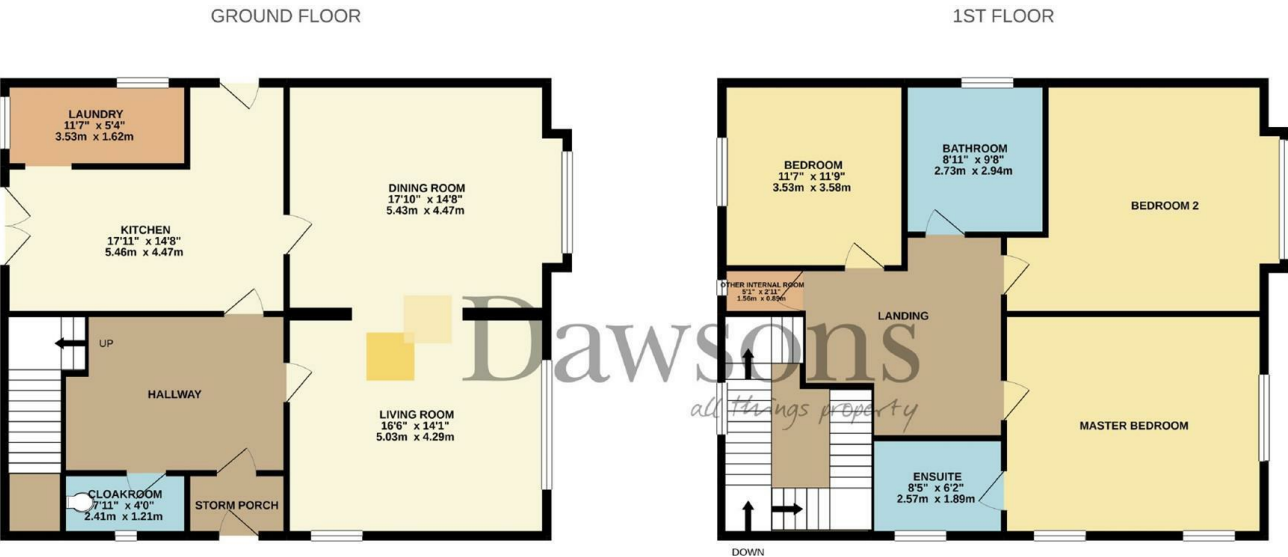
UPVC double glazed window to the rear. Oak fitted wardrobes. Radiator.

### Externally



The front garden has views over Dunvant Park and is laid with mature hedge borders and a block paved driveway leading to the garage. Gated side pedestrian access to the south facing rear garden which has a courtyard with a brick built shed and steps up to a terraced garden laid partly to lawn with a large decked sit out area, all with panoramic views over Dunvant Park and beyond to Mumbles and the Gower Peninsula.

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 ©2020

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

