



Dol Y Coed, Dunvant, Swansea, SA2 7UQ  
Asking Price £265,000

We have the pleasure in offering for sale this detached three bedroom home in the quiet cul-de-sac location in Dol y Coed in Dunvant, close to local schools, a short drive from all the amenities of Killay and enjoying woodland views to the rear. The accommodation briefly comprises; entrance hallway, lounge, sitting room, conservatory, dining room and kitchen and w.c to the ground floor and three bedrooms and a bathroom to the first floor. The property also benefits from gas central heating, double glazing, landscaped garden to the front and rear, off road parking and a single garage. Internal viewing comes highly recommended.

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## GROUND FLOOR

### Entrance Porch

Entered via double glazed door to front, dado rail, porthole style window to the side, radiator.

### Hallway

Stairs to first floor, dado rail.

### WC

Two piece suite comprising WC, pedestal wash-hand basin, half tiled walls, tiled flooring, radiator, window to side.

**Lounge 7.17m x 3.64m (23'6" x 11'11")**

Double glazed window to front, gas feature fireplace in surround, double glazed patio doors to the rear. Archway into:

**Sitting Room 6.64m x 3.38m max (21'9" x 11'1" max)**

Double glazed window to front, gas feature fireplace in surround, laminated flooring, two double glazed windows to side.

**Conservatory 3.98m x 3.36m (13'1" x 11'0")**

Double glazed window to sides and rear, door to side, laminated flooring.

### Dining Room

Double glazed patio doors to the rear, dado rail, coving, radiator, under-stairs storage space, laminated flooring. Archway into:

**Kitchen 6.41m x 2.59m (21'0" x 8'6")**

Wall and base units, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for large cooker, space for American-style fridge-freezer, pull-out pantry cupboard, breakfast bar, internal access door to the garage, double glazed window and door to the rear, spot lights to ceiling.

**Garage 3.98m x 2.71m (13'1" x 8'11")**

Garage door to front, external access door to side.

## FIRST FLOOR

### Landing

Access to loft

**Bedroom 1 3.37m x 3.34m (11'1" x 10'11")**

Double glazed window to front, radiator, built-in wardrobes.

**Bedroom 2 3.34m x 2.53m (10'11" x 8'4")**

Double glazed window to front, radiator, built-in storage space.

**Bedroom 3 3.68m x 2.17m (12'1" x 7'1")**

Double glazed window to rear, radiator, built-in wardrobes.

### Bathroom

Three piece suite comprising corner bath with shower over, WC, pedestal wash-hand basin, fully tiled walls, spotlights to ceiling, double glazed window to rear, heated towel rail, storage cupboard housing wall mounted gas boiler.

## EXTERNAL

Block paved driveway providing off-road parking, beautifully landscaped garden to front, mainly laid to lawn with mature shrubs and bushes, raised flower bed borders and stepping stones leading through. Side access to enclosed rear garden, with a peaceful outlook onto fields and woodland. Decking surrounding the lawn, with some mature trees and shrubs.

## DIRECTIONS

From our Killay Office proceed along Gower Road to the mini roundabout and take the second junction off onto Goetre Fawr Road and continue up the road and onto Dunvant Road with the petrol station on your left hand side. Continue along Dunvant Road and down the hill into Dunvant Square to the mini roundabout and proceed straight up the hill taking the next turning on your left hand side into Fairwood Road, take the third right hand turn then the first left and the property will be found on the mini roundabout.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** To be confirmed

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

