



132 Garrod Avenue, Dunvant, Swansea, SA2 7XQ  
**Offers In The Region Of £249,950**



Dawsons have the pleasure in offering for sale this spacious semi detached, four bedroom family home in the popular area of Dunvant, with the property set back off of the road behind a hedge line and several trees, a short drive from the beaches of Gower, local amenities and with good road links to the M4 Motorway and the city centre. Close proximity to the well regarded Pen Y Fro primary school and Gowerton Comprehensive. This unique home benefits from front facing dining room, kitchen/breakfast room, large lounge and a cloak room to the ground floor, with four good size bedrooms and a bathroom to the first floor. The first floor landing offers the potential to convert the loft space into another room subject to required building regs. The property also benefits from oil central heating, double glazing, parking for several cars and a large rear garden which backs onto the cycle track which takes you down to the mumbles. This is an ideal family home and early internal viewing comes highly recommended to appreciate the scale and layout of the property.

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### Ground Floor

#### Front entrance Hallway

Front entrance door, radiator, fitted carpet, stairs to first floor landing, door to under stair cloak room, side entrance door to rear garden.

#### Cloak Room

UPVC double glazed obscured window to side, W/C, wash hand basin, radiator, fitted carpet.

#### Dinning Room 4.33m from bay x 3.14m (14'2" from bay x 10'4")

UPVC double glazed bay window to front, skimmed ceiling, dado rail, radiator, fitted carpet, alcove storage.

#### Kitchen 3.63m x 3.02m (11'11" x 9'11")

UPVC double glazed window to rear, fitted with an arrangement of matching wall and base units along with counter top work surface, plumbed for a washing machine and dish washer, space for under counter fridge, integrated raised double oven, electric hob with extractor fan above, Oil Boiler, radiator, fitted carpet.

#### Lounge 7.59m x 3.14m (24'11" x 10'4")

UPVC double glazed sliding door to rear, three radiators, fitted carpet, feature fire place.

#### First Floor

#### Landing

UPVC double glazed window to side, loft access (potential to convert loft into another room subject to building regs), access to 4 bedrooms and bathroom.

#### Bedroom 1 4.32m from bay x 2.91m (14'2" from bay x 9'7")

UPVC double glazed bay window to front, fitted wardrobes, radiator, fitted carpet.

#### Bedroom 2 3.63m x 3.06m (11'11" x 10'0")

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 3 3.10m x 2.79m (10'2" x 9'2")

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 4 2.16m x 1.82m (7'1" x 6'0")

UPVC double glazed window to front, radiator, fitted carpet, shelving.

#### Bathroom

UPVC double glazed obscured window to side, three piece suite comprising of W/C, shower cubical and pedestal wash hand basin, tiled splash back areas, towel dryer radiator and fitted carpet.

#### Externally

To Front - Driveway parking for up to 3 cars, front garden with several shrubs and trees, side access to rear garden. Oil tank can be found on the side access path.

To Rear - Filled with a variety of different flowers, shrubs and fruit trees, when in bloom this garden is an explosion of colour. A patio area flows onto grass lawn which goes all the way to the rear boundary through various purposeful openings in hedge lines and takes you down to a garden shed. Offering privacy and beauty this garden has it all.

#### DIRECTIONS

From our Killay office proceed down Gower Road towards Dunvant, at the mini round about take the second exit. Continue through the second mini roundabout on to Goetre Fawr Road continuing on to Dunvant Road, At the third mini roundabout take the third exit on to Dunvant Square, continue around the bend on to Garrod Avenue where the property can be found toward the Gowerton end of the road on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

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

