



150 Broadmead, Dunvant, Swansea, SA2 7RB  
**Offers Over £200,000**



A detached dormer bungalow on a generous level plot within Olchfa catchment area and easy access of the local amenities in Duvant and Killay. The property briefly comprises: entrance hallway, L-shaped lounge/diner, kitchen, bathroom and two bedrooms to the ground floor. Stairs lead from the entrance hallway to a landing with access to two further attic rooms which can be utilised as further bedrooms. Please note there is no building regulations for the attic rooms. Externally there is a driveway providing off road parking and a wrap around garden laid mainly to lawn with shrubs, trees and hedging. Viewing is highly recommended to fully appreciate the potential that this property has to offer. There is current planning permission to either demolish the property and build a pair of semi-detached properties or to extend the property by a storey and add a rear extension. Plans are available to view in Dawsons Killay office.

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**Ground Floor**

**Entrance Hallway**

UPVC double glazed entrance door with side panel, radiator, stairs leading to first floor, fitted carpet, door to bedroom one, door to bedroom two, door to bathroom, door to kitchen and door to :

**L-Shaped Lounge/Diner 4.92m x 4.82m to max (16'2" x 15'10" to max)**

UPVC double glazed window to front, uPVC double glazed window to side, two radiators, fitted carpet, electric

wall mounted fire.

**Kitchen 3.73m x 3.35m (12'3" x 11'0")**

UPVC double glazed door to rear, uPVC double glazed window to rear, fitted with matching wall and base units with complementary work surfaces over, integrated single fan oven, four ring gas hob and extractor fan over, tiled splashback, vinyl flooring, door to utility cupboard with uPVC double glazed window to rear and radiator, door to storage cupboard.

**Bedroom 1 3.62m x 3.25m (11'11" x 10'8")**

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

**Bedroom 2 2.68m x 3.19m (8'10" x 10'6")**

UPVC double glazed window to rear radiator, fitted carpet.

**Bathroom**

UPVC double glazed obscured window to rear, ladder style radiator, tiled walls, vinyl flooring, WC, wash handbasin in set on double drawer unit, panelled bath with shower over, double doors to storage cupboard housing gas combi boiler.

**First Floor**

**Landing**

Fitted carpet, doors to two attic rooms.

**Attic Room 1 4.82m x 3.07m (15'10" x 10'1")**

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

**Attic Room 2 3.73m x 3.11m (12'3" x 10'2")**

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

**External**

Front

Gated driveway with parking for two vehicles, lawned area with shrubs and trees.

Rear

Enclosed rear garden laid to lawn.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:**

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

