



Plas Newydd, Dunvant Swansea

Offers over £260,000

- Three-Bedroom Detached Family Home
- Spacious Open Plan Lounge and Dining Room
- Council Tax: E / EPC: D
- Family Bathroom Plus Separate WC




3

1

1



About the property

Situated in the desirable and family-friendly area of Plas Newydd in Dunvant, this well-presented three-bedroom home offers bright, practical living space and a layout perfectly suited to modern family life.

The ground floor benefits from a generous open-plan lounge and dining room. The kitchen is well-positioned and the conservatory just to the right provides an additional reception area with patio doors opening out onto the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, along with a family bathroom and a separate toilet, providing added convenience for busy households.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge/Dining Room

23' 8" x 12' (7.21m x 3.66m)

Kitchen

10' 5" x 7' 9" (3.17m x 2.36m)

Conservatory

11' 2" x 9' (3.40m x 2.74m)

Bedroom 1

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom 2

11' 3" x 10' 2" (3.43m x 3.10m)

Bedroom 3

8' 1" x 7' 10" (2.46m x 2.39m)

Bathroom

Toilet