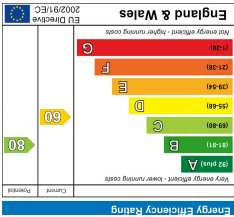
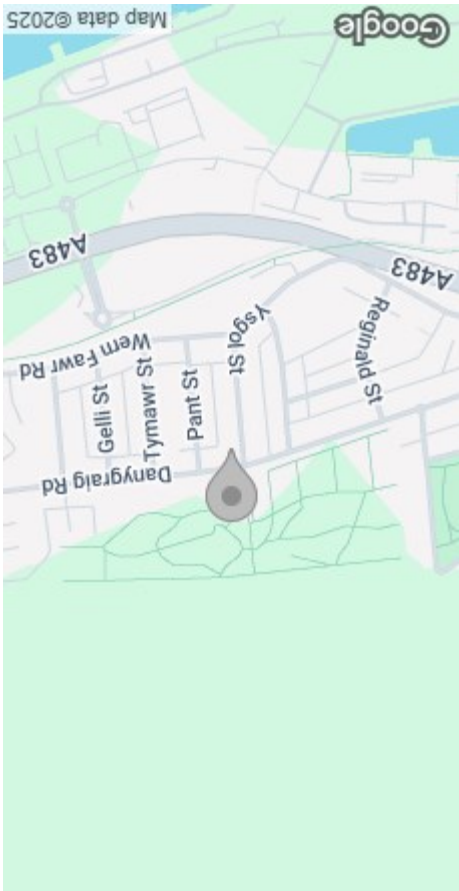


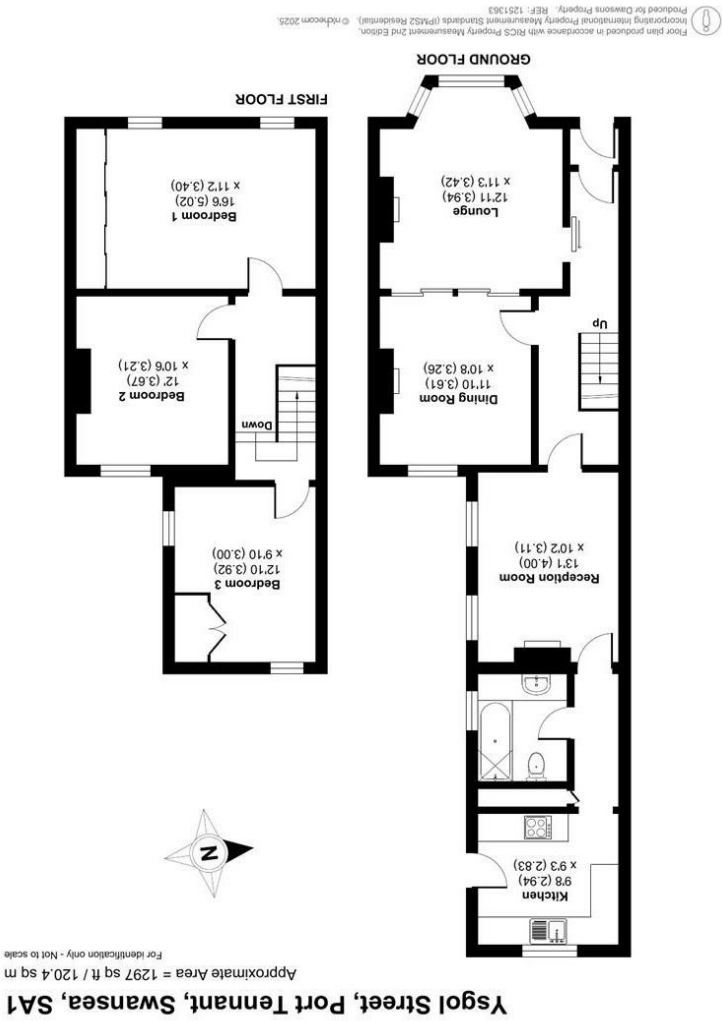
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons offer for sale this mid terrace property situated in the sought after area of Port Tennant, Swansea. The property comprises an entrance porch, hallway, lounge, dining room, reception room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. Externally the property offers a front forecourt and an enclosed garden to rear with gated access to a rear lane. The property is in superb location to Swansea City Centre, Swansea University, Swansea Marina, Swansea's new Copr Bay Development, local schools and provides excellent transport link from Fabian Way to M4. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
12'11" x 11'2" (3.94m x 3.42m)

Dining Room
11'10" x 10'8" (3.61m x 3.26m)

Reception Room
13'1" x 10'2" (4.00m x 3.11m)

Kitchen
9'7" x 9'3" (2.94m x 2.83m)



Bathroom

First Floor

Landing

First Floor

Landing

Bedroom 1
16'5" x 11'1" (5.02m x 3.40m)

Bedroom 2
12'0" x 10'6" (3.67m x 3.21m)

Bedroom 3
12'10" x 9'10" (3.92m x 3.00m)

External

Front Forecourt

Enclosed Garden to Rear

Tenure - Freehold

Council Tax Band - B

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

