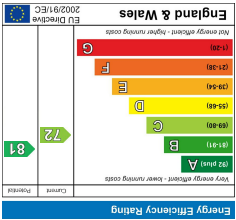
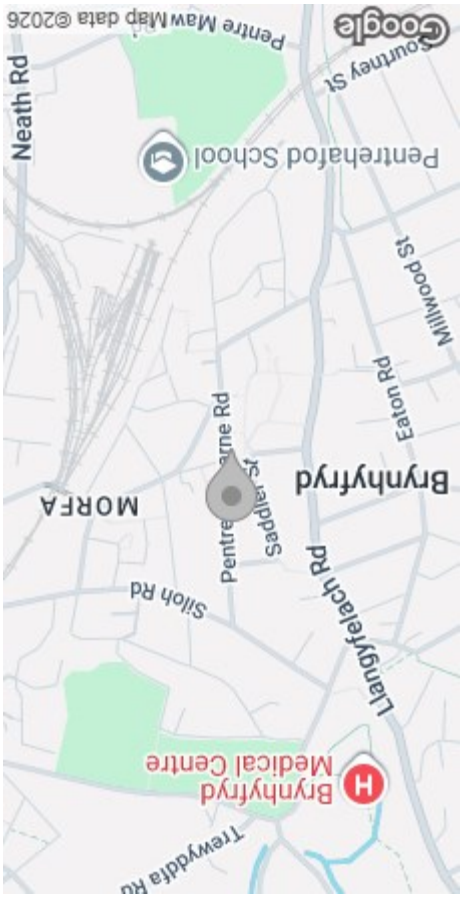


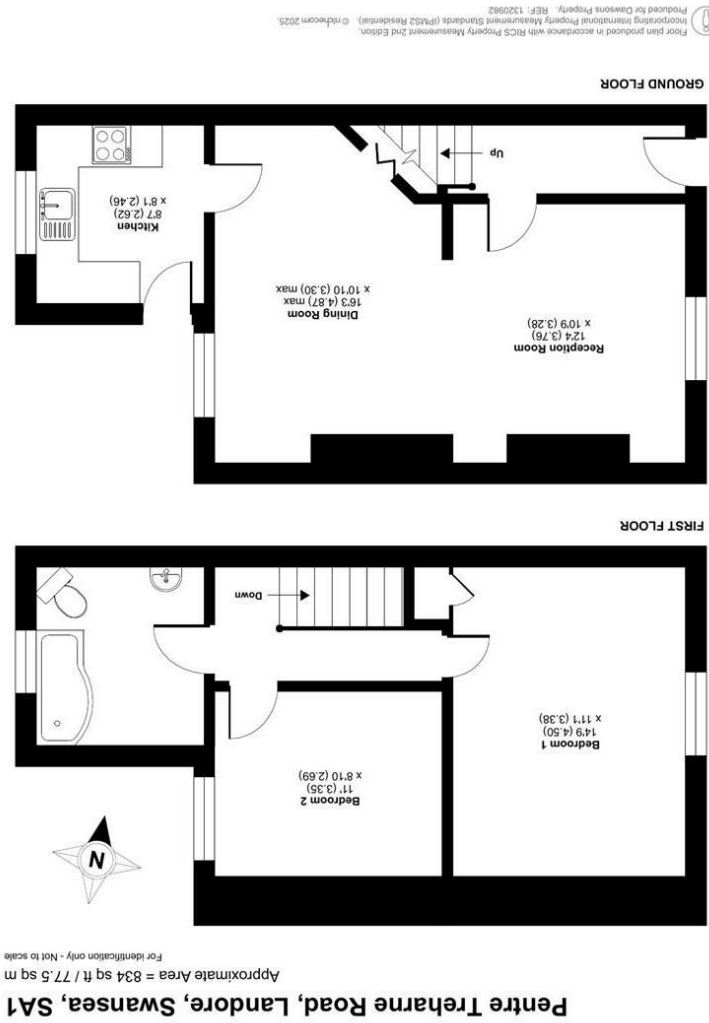
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



74 Pentre Treharne Road
Landore, Swansea, SA1 2PT
Offers Over £120,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this mid-terrace property situated in the convenient and popular location of Landore, Swansea.

The property briefly comprises an entrance hallway, a spacious lounge opening into the dining room, and a fitted kitchen on the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property offers a front forecourt and a garden to the rear—ideal for relaxing or entertaining.

Located close to local schools, shops, and amenities, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, and the M4 motorway, this home presents a great opportunity for first-time buyers or investors alike.

Early viewing is recommended to appreciate the potential this property offers.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge Opening to:
12'4" x 10'9" (3.76m x 3.28m)

Dining Room
15'11" (max) x 10'9" (max)
(4.87m (max) x 3.30m (max))

Kitchen
8'7" x 8'0" (2.62m x 2.46m)

First Floor

Landing



Bedroom 1
14'9" x 11'1" (4.50m x 3.38m)

Bedroom 2
10'11" x 8'9" (3.35m x 2.69m)

Bathroom

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

Water Billed

"Broadband – The current supplier is (Virgin). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

N.B

Buyers are advised to contact the local authority regarding parking permit availability and costs.

