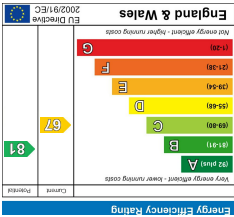


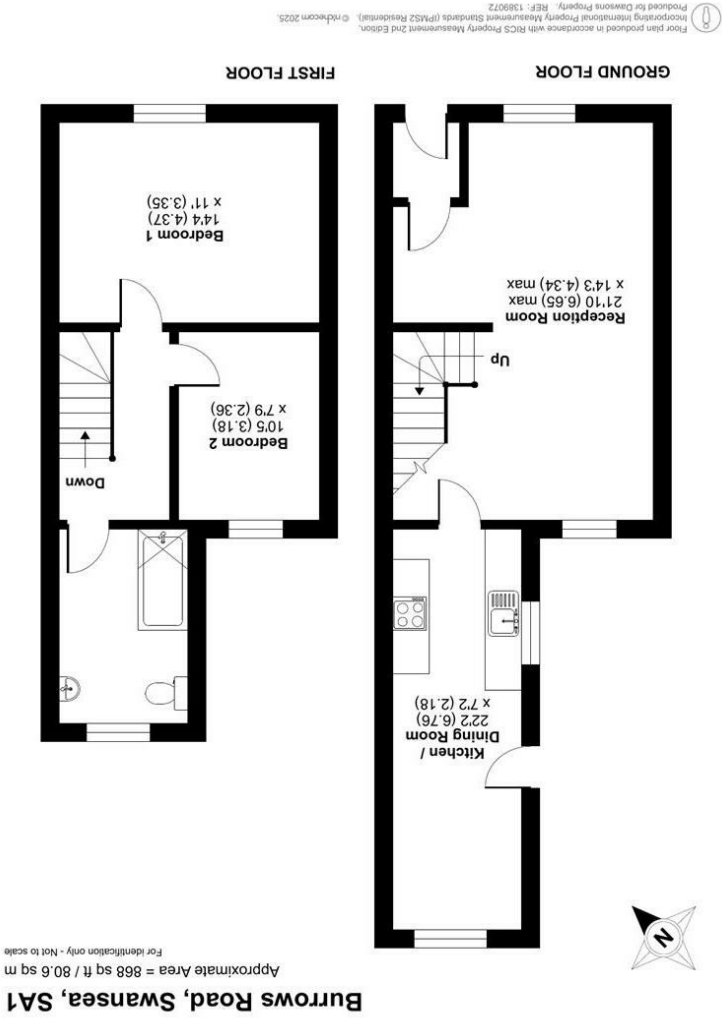
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

We are delighted to bring to market this well-located mid-terrace property in the ever-popular area of Sandfields, Swansea.

The accommodation is arranged over two floors, with the ground floor comprising a welcoming entrance hallway, a comfortable lounge, and a fitted kitchen. To the first floor are two generous double bedrooms and a well-proportioned bathroom.

Externally, the property boasts a large enclosed rear garden, featuring both lawn and decking areas — ideal for entertaining, relaxing, or future enhancement.

Perfectly positioned within close proximity to local amenities and schools, the property also benefits from being within walking distance of Swansea City Centre, Swansea University, and the beachfront, making it a highly desirable location.

An excellent opportunity for first-time buyers or investors alike, this property offers fantastic potential. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
21'9" (max) x 14'2" (max)
(6.65m (max) x 4.34m (max))

Kitchen/Dining Room
22'2" x 7'1" (6.76m x 2.18m)

First Floor

Landing

Bedroom 1
14'4" x 10'11" (4.37m x 3.35m)



Bedroom 2
10'5" x 7'8" (3.18m x 2.36m)

Bathroom

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC - D

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

