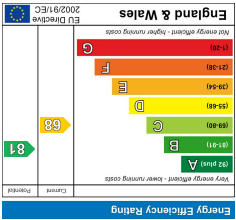
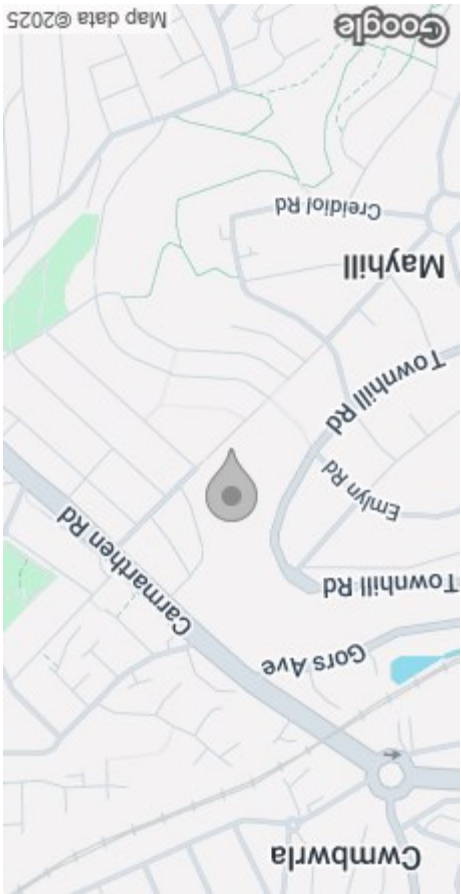


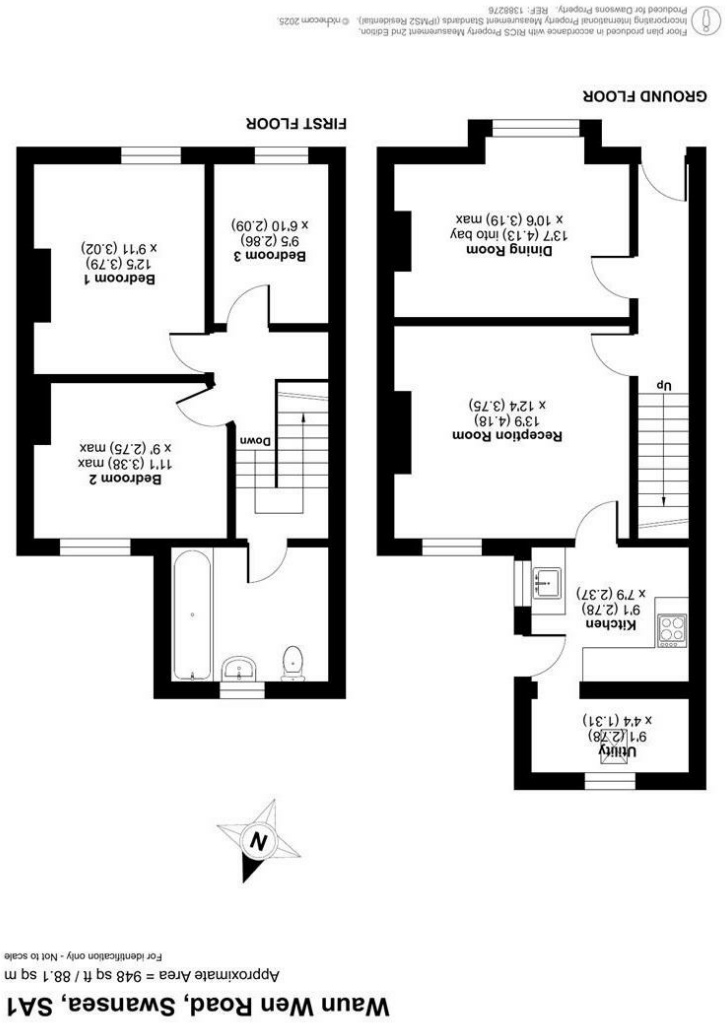
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



50 Waun Wen Road
, Swansea, SA1 6FN
Offers Over £100,000



GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace home situated in the popular area of Waun Wen, Swansea.

The accommodation comprises an entrance hallway, lounge, dining room, kitchen, and utility room to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens.

Conveniently located close to local amenities, the property also offers good transport links to Swansea City Centre, the Swansea.com Stadium, and Morfa Retail Park.

An ideal opportunity for first-time buyers, families, or investors. Viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Dining Room

13'6" (into bay) x 10'5" (max)
(4.13m (into bay) x 3.19m (max))

Reception Room

13'8" x 12'3" (4.18m x 3.75m)

Kitchen

9'2" x 7'9" (2.8m x 2.37m)

Utility

9'1" x 4'3" (2.78m x 1.31m)



First Floor

Bedroom 1

12'5" x 9'10" (3.79m x 3.02m)

Bedroom 2

11'1" (max) x 9'0" (max) (3.38m (max) x 2.75m (max))

Bedroom 3

9'4" x 6'10" (2.86m x 2.09m)

Bathroom

External

Small Front Garden

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

"Broadband – The current supplier is (Virgin media).

"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.