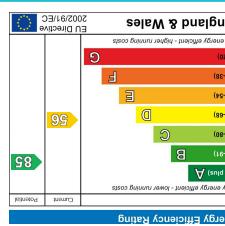
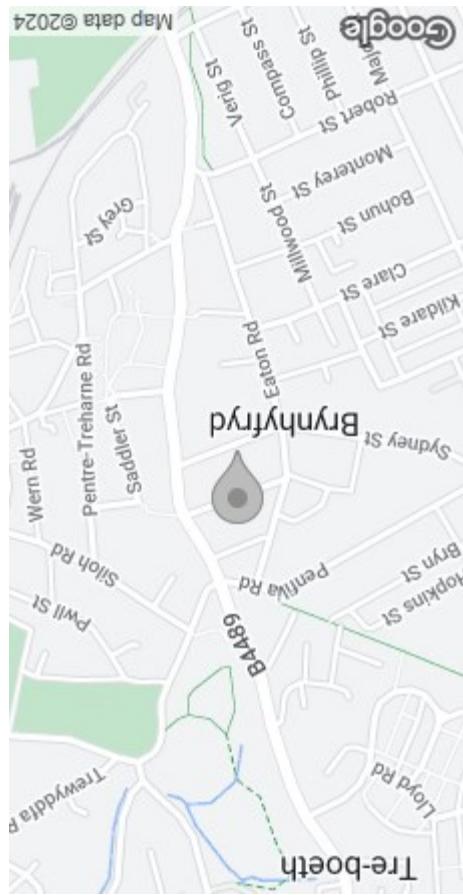




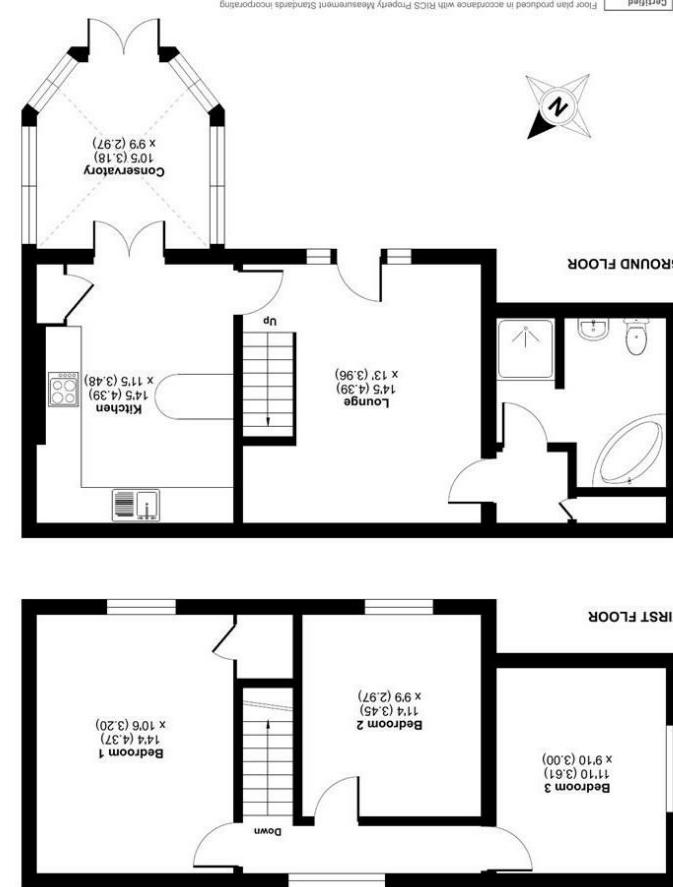
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Freeman Street, Brynhyfryd, Swansea, SA5

FLOOR PLAN



12 Freeman Street  
Brynhyfryd, Swansea, SA5 9LW  
Offers Over £190,000



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this unique opportunity to purchase this beautifully presented three bedroom detached property, located in Brynhyfryd. To the ground floor the property comprises of the lounge, modern bathroom and a fitted kitchen with French doors leading to the conservatory which overlooks the garden. To the first floor there are three spacious bedrooms. Externally the property benefits from a fully enclosed rear garden, complete with a patio, artificial lawn and a covered decked area, perfect for hosting guests this summer. There is off-road parking to the rear, entered and secured via a side gate. The property is perfectly situated close to the renowned Swansea.com Stadium. This prime location provides easy access to entertainment, sports events, and other local amenities, as well as local schools and transport links. Whether you're a first-time buyer, a family looking for the perfect home, or an investor seeking a promising opportunity, this property combines comfort, style, and convenience in a way that is simply irresistible. Don't miss out on the chance to make this your new home or investment venture!



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Lounge

14'4" x 12'11" (4.39m x 3.96m)



#### Kitchen Diner

14'4" x 11'5" (4.39m x 3.48m)

#### Conservatory

10'5" x 9'8" (3.18m x 2.97m)

#### Bathroom

#### First Floor

#### Landing

#### Bedroom 1

14'4" x 10'5" (4.37m x 3.20m)



#### Bedroom 2

11'3" x 9'8" (3.45m x 2.97m)

#### Bedroom 3

11'10" x 9'10" (3.61m x 3m)

#### External

#### Enclosed rear Garden

#### Off-Road Parking

#### Tenure - Freehold

#### Council Tax band - B

#### N.B.

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

