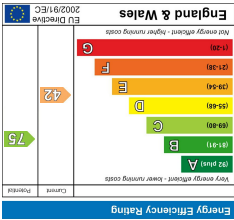
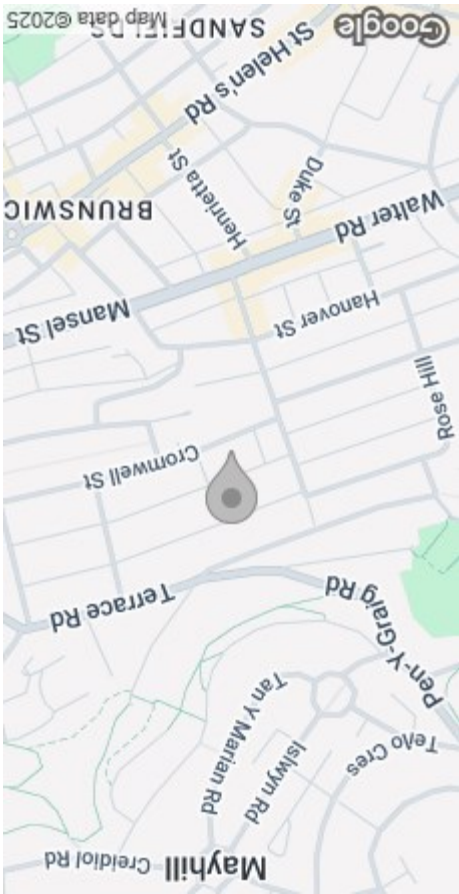


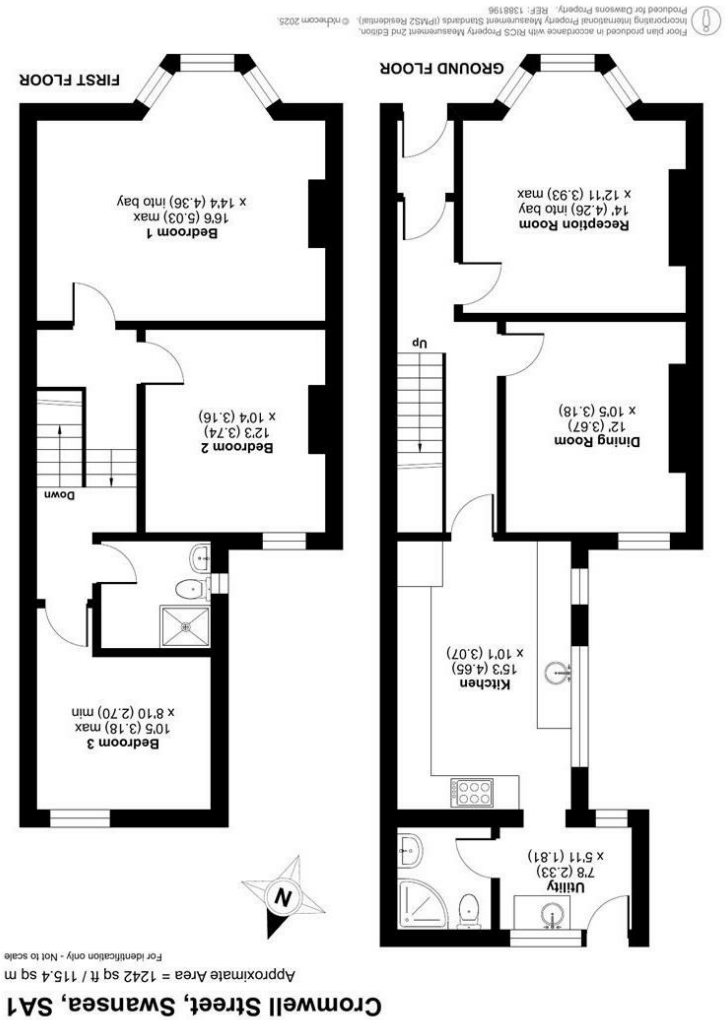
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



70 Cromwell Street
Mount Pleasant, Swansea, SA1 6EX
Offers Over £130,000

3 2 2 E

GENERAL INFORMATION

Dawsons have the pleasure of offering for sale this traditional mid-terrace property, boasting sea views and situated in the popular area of Mount Pleasant, Swansea.

This spacious home offers excellent potential and comprises an entrance porch, hallway, two reception rooms, kitchen, utility area, and shower room to the ground floor. To the first floor, there are three bedrooms and a further shower room, providing ample space for a family or an attractive investment opportunity.

Externally, the property benefits from a front forecourt and an enclosed rear garden.

Ideally located close to local amenities, Swansea City Centre, and Swansea Train Station, this property is perfectly positioned for both homeowners and investors.

The property is in need of updating.

Viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception Room
13'11" (into bay) x 12'10" (max)
(4.26m (into bay) x 3.93m (max))

Dining Room
12'0" x 10'5" (3.67m x 3.18m)

Kitchen
15'3" x 10'0" (4.65m x 3.07m)

Utility
7'7" x 5'11" (2.33m x 1.81m)



Shower Room

First Floor

Landing

Bedroom 1
16'6" (max) x 14'3" (into bay)
(5.03m (max) x 4.36m (into bay))

Bedroom 2
12'3" x 10'4" (3.74m x 3.16)

Bedroom 3
10'5" (max) x 8'10" (min) (3.18m
(max) x 2.70m (min))

Shower Room

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - C

EPC-E

Services

Mains Gas & Electric
Mains Sewerage

Water - Billed

“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.”

