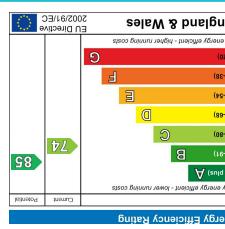
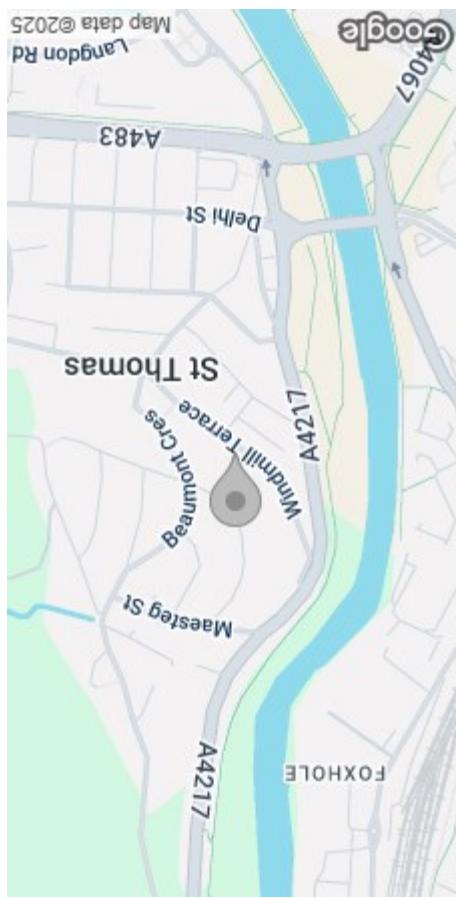


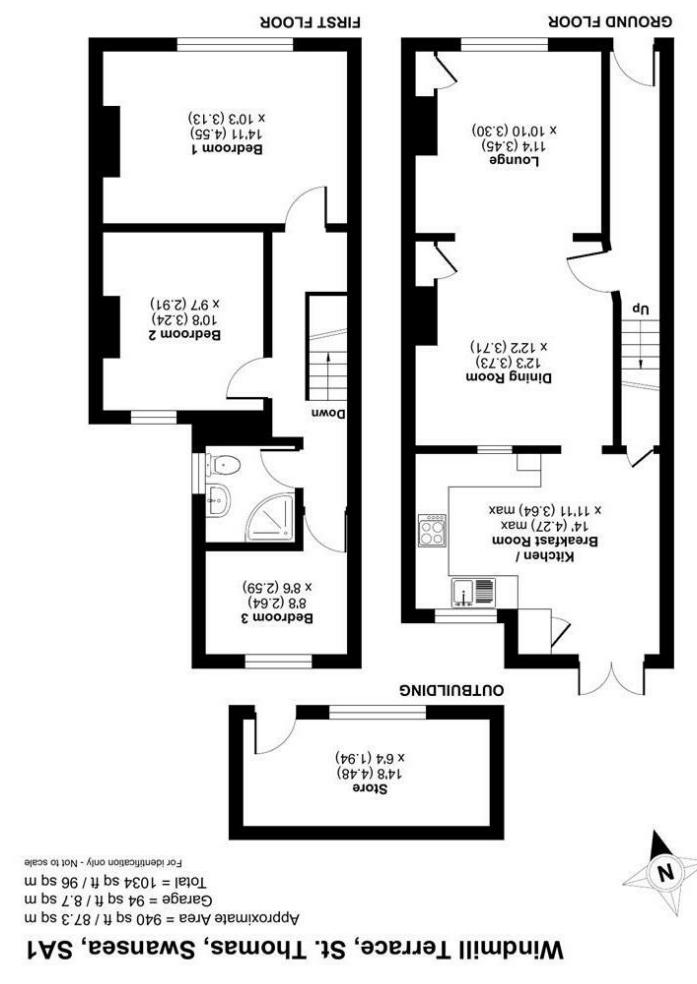
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Windmill Terrace, St. Thomas, Swansea, SA1



FLOOR PLAN



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this recently refurbished mid terrace property situated in the ever so popular area of St Thomas, Swansea. The property comprises entrance hallway, open plan lounge/dining room, and kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms and a shower room. Externally there is a front forecourt and an enclosed tiered garden to rear, with outbuilding. The property offers views over Swansea Bay. The property is situated in a superb location close to Swansea City Centre, SA1, Parc Tawe Retail Park and Swansea.com Stadium. The property is also conveniently located to Swansea University's Bay Campus and offers great transport links to M4 Motorway via Fabian Way. We would consider this property an ideal first time buy/family home or investment. Viewing highly recommended.



## FULL DESCRIPTION

### Ground Floor

#### Hallway

**Lounge Opening To:**  
11'3" x 10'9" (3.45m x 3.30m)

**Dining Room**  
12'2" x 12'2" (3.73m x 3.71m)

**Kitchen/Breakfast Room**  
14'0" (max) x 11'11" (max)  
(4.27m (max) x 3.64m (max))



### First Floor

#### Landing



**Bedroom 1**  
14'11" x 10'3" (4.55m x 3.13m)

**Bedroom 2**  
10'7" x 9'6" (3.24m x 2.91m)

**Bedroom 3**  
8'7" x 8'5" (2.64m x 2.59m)

#### Shower Room

#### External

#### Front Forecourt

#### Enclosed Tiered Rear Garden

**Outbuilding**  
14'8" x 6'4" (4.48m x 1.94m)

**Tenure - Freehold**

**Council Tax Band - B**

#### Services - Mobile & Broadband

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

**Services**  
Mains Gas and Electric  
Water is Metered

