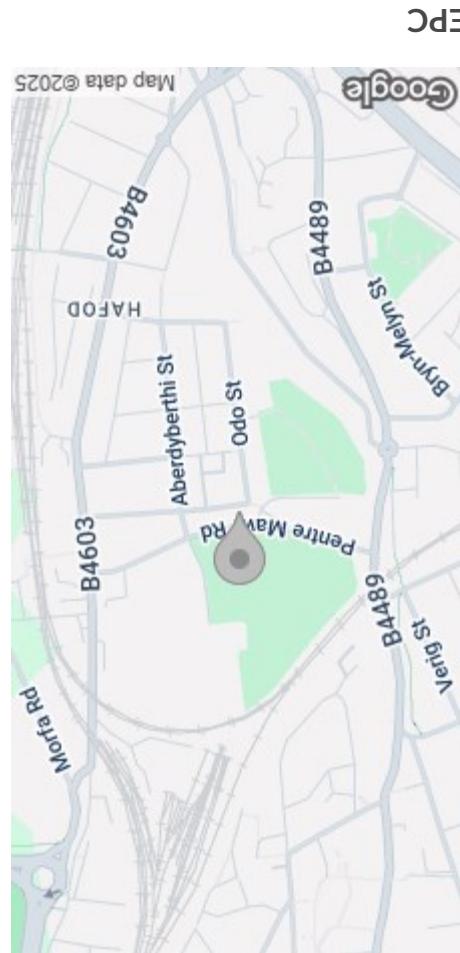
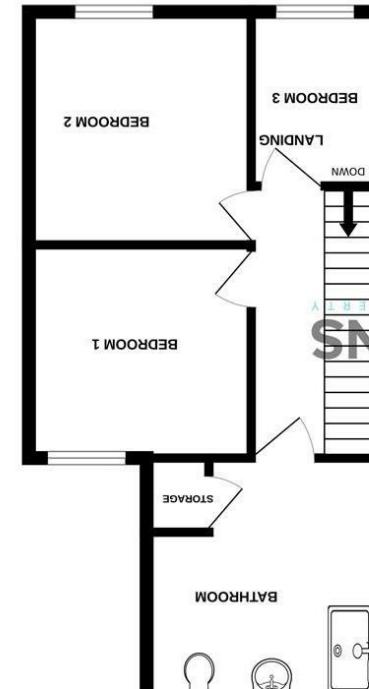


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

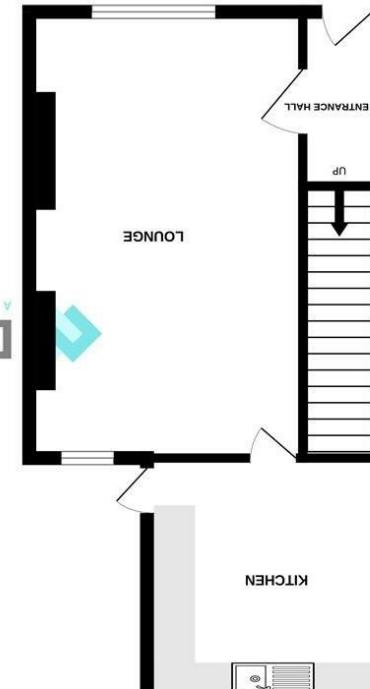


AREA MAP

FLOOR PLAN



1ST FLOOR



GROUND FLOOR



21 Vivian Street  
Hafod, Swansea, SA1 2LW  
Offers Over £90,000



## GENERAL INFORMATION

We are delighted to offer for sale this mid terrace property set in the popular area in Hafod, Swansea. This property comprises of entrance hallway, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally the property offers an enclosed rear garden. The property is conveniently located close local amenities, schools and provides great transport links to Swansea City Centre, Morfa Retail Park and Swansea.Com Stadium. Ideal first time buy/Investment. Viewing is highly recommended to appreciate the potential this property has to offer.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

18'11" x 11'6" (5.77m x 3.53m)



#### Kitchen

10'4" x 9'10" (3.16m x 3.01m)

### First Floor

#### Landing

#### Bedroom 1

9'4" x 9'0" (2.87m x 2.76m)

#### Bedroom 2

9'6" x 7'8" (2.90m x 2.36m)



**Bedroom 3**  
7'6" x 3'2" (2.31m x 0.97m)

#### Bathroom

#### External

#### Enclosed Garden to Rear

#### Tenure - Freehold

#### Council Tax Band - B

#### Services - Mobile & Broadband

Broadband - The current supplier is Sky. Broadband Type Fibre.  
Mobile - The current supplier is Sky Mobile. There are no known issues with mobile coverage using the vendor current supplier. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

**Services**  
Mains Gas and Electric