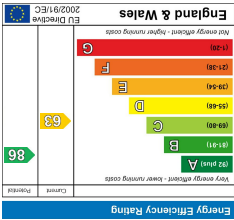
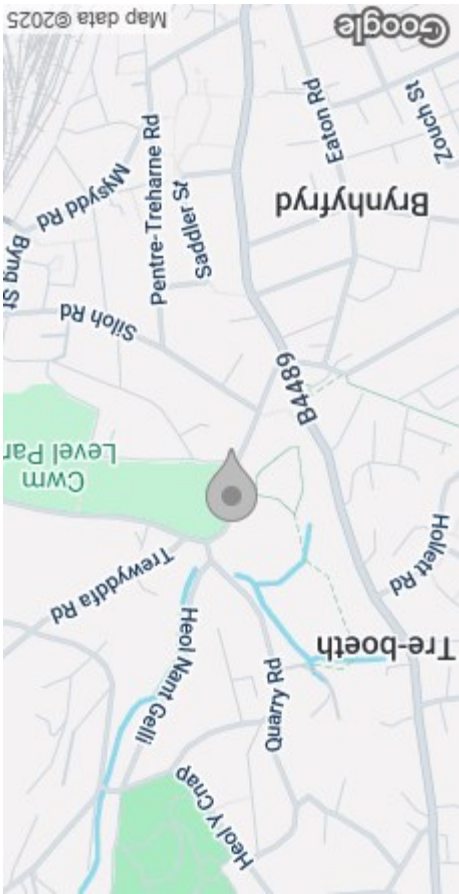


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. As to their quantity or efficiency, they are given. Made with Mapbox ©2025



EPC



AREA MAP



FLOOR PLAN



22 Cwm Level Road
Brynhyfryd, Swansea, SA5 9DY
Offers Over £130,000

3 1 2 D

GENERAL INFORMATION

Dawsons are pleased to offer for sale this traditional mid-terrace home, located in the popular and convenient area of Brynhyfryd, Swansea.

The property comprises an entrance hallway, a comfortable lounge, separate dining room, and a fitted kitchen to the ground floor.

On the first floor, you'll find three bedrooms and a family bathroom, making this a great option for first-time buyers, families, or investors.

Externally, the home benefits from a front forecourt and an enclosed rear garden, offering outdoor space for relaxing or entertaining.

Situated close to local schools, amenities, Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium, this property also offers excellent transport links.

Viewing is highly recommended to fully appreciate the potential and convenient location of this well-situated home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
12'0" (into alcove) x 10'4"
(3.68m (into alcove) x 3.17m)

Dining Room
10'7" (into alcove) x 11'1"
(3.23m (into alcove) x 3.40m)

Kitchen
12'9" x 9'10" (3.90m x 3.00m)

First Floor

Landing



Bedroom 1
15'10" x 10'7" (4.83m x 3.23m)

Bedroom 2
9'10" x 11'1" (3.0m x 3.39m)

Bedroom 3
9'10" x 7'5" (3.0m x 2.28m)

Bathroom

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

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

