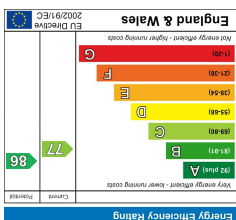




Produced for Dawsons Property, REF: 1287533
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Westbury Street, Swansea, SA1

Approximate Area = 1502 sq ft / 139.5 sq m
Outbuilding = 103 sq ft / 9.5 sq m
Total = 1605 sq ft / 149 sq m

For identification only - Not to scale

GROUND FLOOR

Reception Room x 125 (3.79)
Dining Room x 125 (3.79)
Kitchen x 113 (3.42)
Bedroom 1 x 127 (3.84)
Bedroom 2 x 159 (4.80)
Up
Down

FIRST FLOOR

Artic Room x 159 (4.80)
Shed x 134 (4.07)
Down
Access to eaves

OUTBUILDING

A modern kitchen with white cabinets, a black countertop, and a tiled floor. The kitchen features a gas stove, a washing machine, a microwave, and a refrigerator. A white door is visible at the end of the hallway.



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Dawsons are delighted to offer for sale this spacious mid-terrace property, ideally located in a central and convenient area of Swansea.

The ground floor accommodation comprises an entrance porch, hallway, lounge, dining room, kitchen, shower room, and an inner hallway. To the first floor, there are two bedrooms, study and a family bathroom, while the second floor features a useful attic room, offering additional space and flexibility.

Externally, the property benefits from an enclosed rear garden with an outbuilding, providing practical additional storage.

Situated within close proximity to Swansea University, Singleton Hospital, the vibrant Uplands Quarter, and Swansea City Centre, this property is perfectly positioned for both homeowners and investors.

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

FULL DESCRIPTION

- Ground Floor
- Entrance
- Porch
- Hallway
- Reception Room
- Dining Room
- Kitchen
- Shower Room
- Inner Hallway

- First Floor
- Landing



- Bedroom 1
- Bedroom 2
- Study
- Bathroom
- Second Floor
- Attic Room



- External
- Enclosed Rear Garden to Rear
- Shed
- Parking
- Tenure - Freehold
- Council Tax Band - C
- EPC - C

- Services
- Maids Gas & Electric
- Mains Sewerage

Water Billed

Broadband – The current supplier is (Talk Talk). The broadband type is Fibre.

“ Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Talk Talk].

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

N.B Buyers are advised to contact the local authority regarding parking permit availability and costs.

