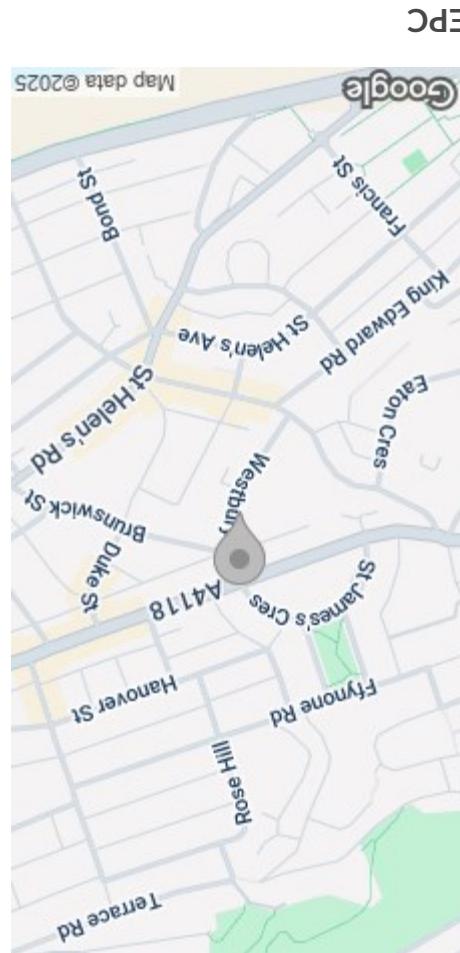


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Westbury Street, Swansea, SA1

FLOOR PLAN



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

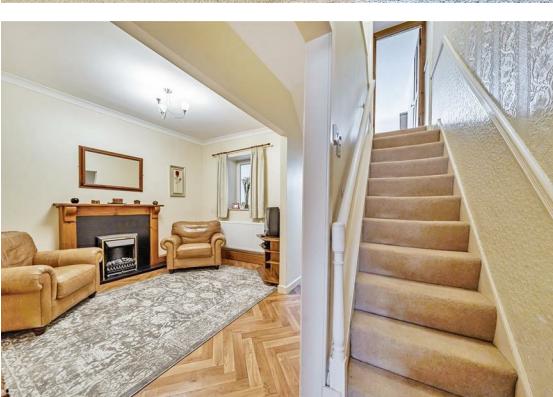
Entrance

Porch

Hallway

Reception Room

13'6" x 12'5" (4.13m x 3.79m)



Dining Room

15'5" x 12'4" (4.71m x 3.78m)

Kitchen

14'10" x 11'2" (4.54m x 3.42m)

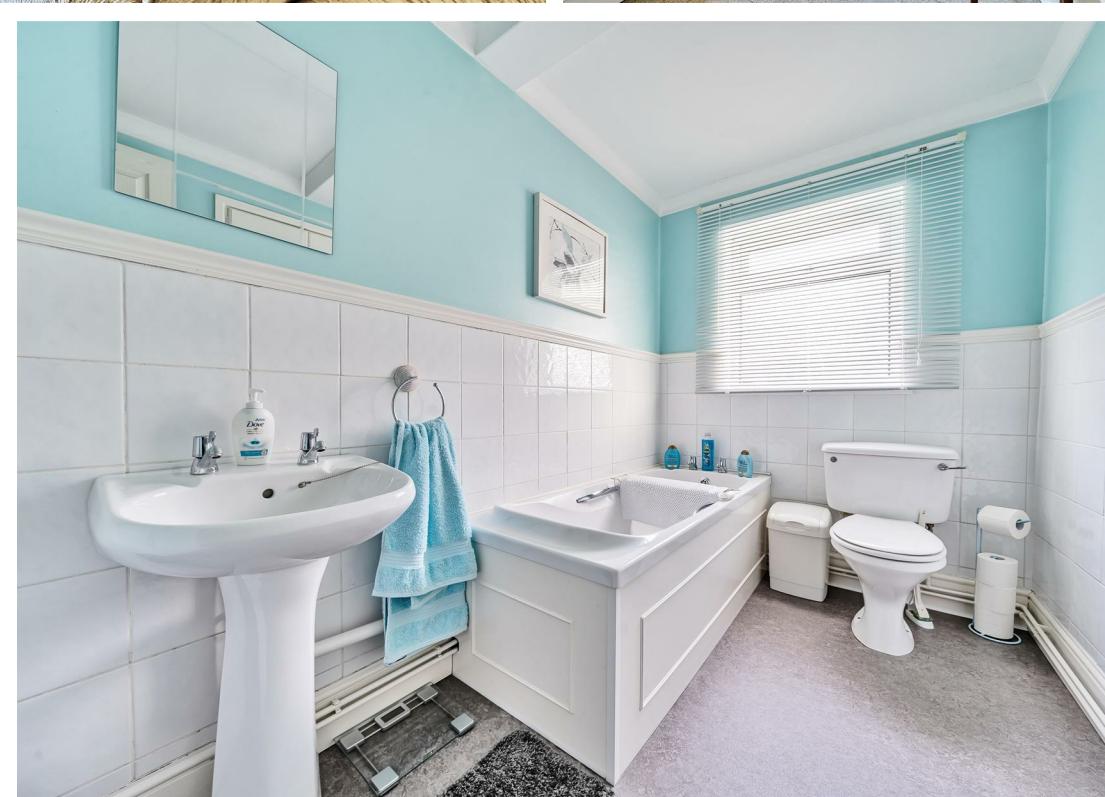
Shower Room

Inner Hallway



First Floor

Landing



Bedroom 1
15'10" x 12'7" (4.84m x 3.84m)

Bedroom 2
15'8" x 8'0" (4.80m x 2.46m)

Study
12'2" x 9'1" (3.71m x 2.78m)

Bathroom

Second Floor

Attic Room
15'8" x 12'7" (4.80m x 3.84m)

External

Enclosed Rear Garden to Rear

Shed
13'4" x 7'8" (4.07m x 2.36m)

Parking
Buyers are advised to contact the local authority regarding parking permit availability and costs

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.

