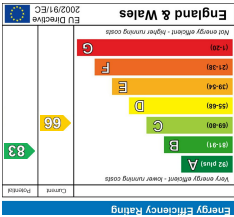
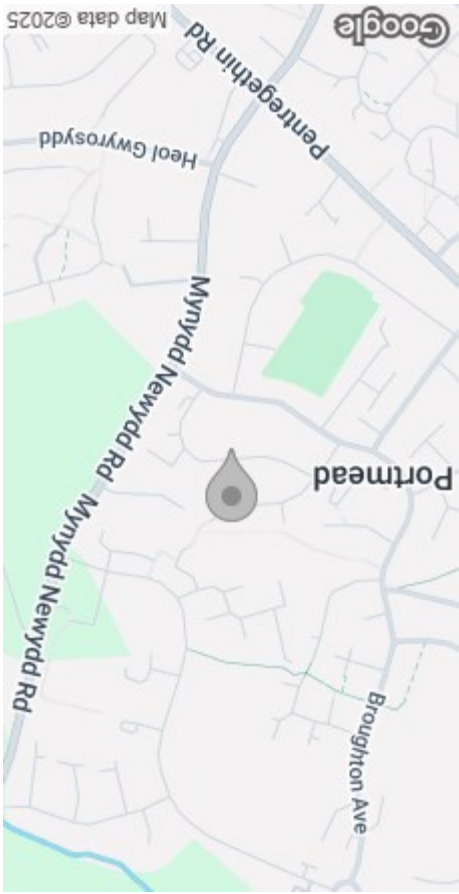


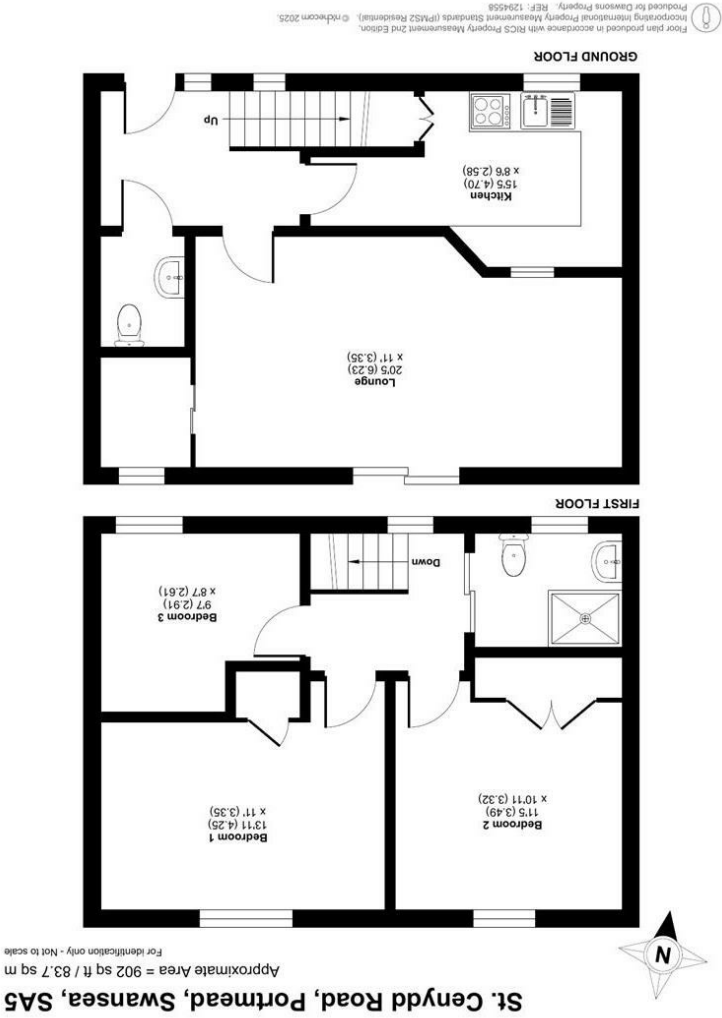
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN



28 St. Cenydd Road  
Portmead, Swansea, SA5 5JY  
Offers Over £100,000

3 1 1 D



GENERAL INFORMATION

Dawsons are delighted to offer for sale this ex-local authority mid-terrace property, situated in the popular residential area of Portmead, Swansea.

The ground floor accommodation comprises an entrance hallway, cloakroom, spacious lounge/dining room, and kitchen. To the first floor, there are three bedrooms and a shower room, providing comfortable family living space.

Externally, the property benefits from a front garden with off-road parking and an enclosed rear garden—ideal for outdoor enjoyment and entertaining.

Conveniently located close to local amenities, schools, Fforestfach Retail Parc, and offering easy access to the M4 motorway, this property is well-positioned for both commuters and families.

An ideal first-time buy, family home, or investment opportunity. Viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Kitchen  
15'5" x 8'5" (4.70m x 2.58m)

Lounge  
20'5" x 10'11" (6.23m x 3.35m)

First Floor

Landing

Bedroom 1  
13'11" x 10'11" (4.25m x 3.35m)



Bedroom 2  
11'5" x 10'10" (3.49m x 3.32m)

Bedroom 3  
9'6" x 8'6" (2.91m x 2.61m)

Shower Room

External

Front Garden With Off Road Parking

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - A

EPC - D

Parking  
Off Road Parking to Front

Services  
Mains Gas & Electric  
Mains Sewerage

There are no known issues with mobile coverage using the vendor's current supplier, [EE].

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

N.B  
Ex Local Authority

