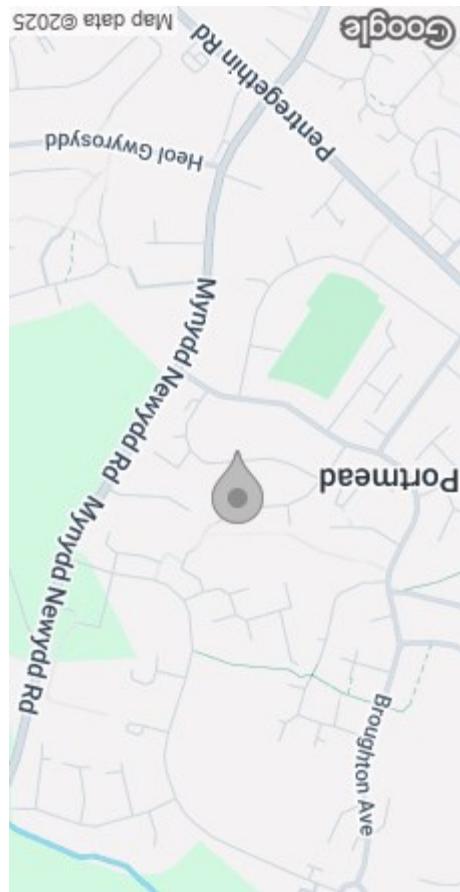
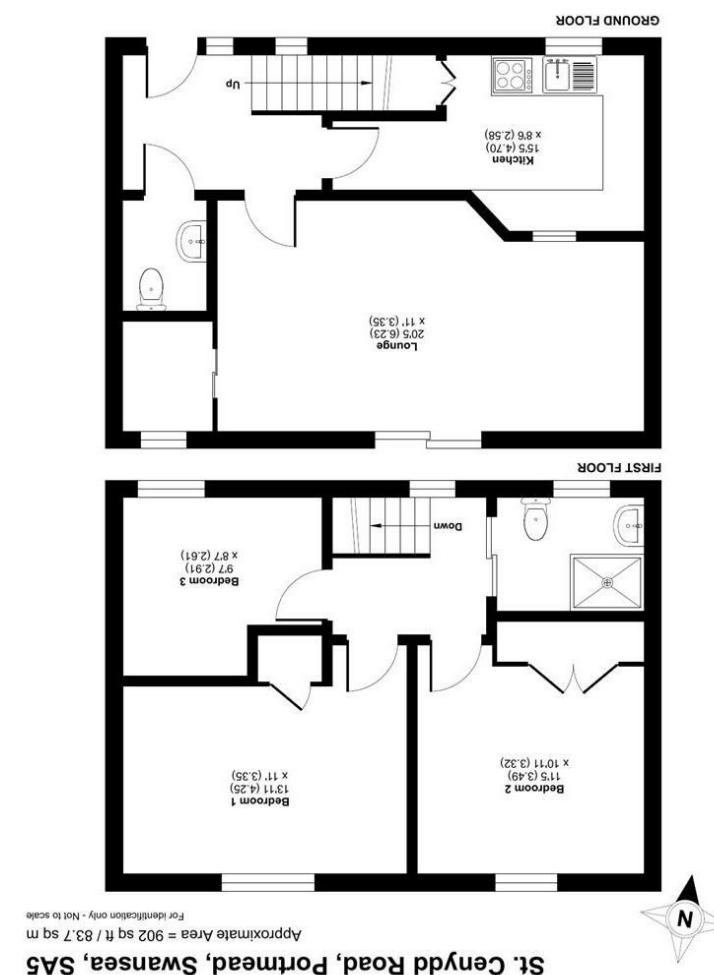


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

FLOOR PLAN



St. Cenydd Road, Portmead, Swansea, SA5

Approximate Area = 902 sq ft / 83.7 sq m
For information only - Not to scale



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



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)

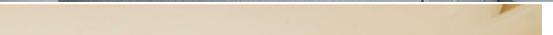


First Floor

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

