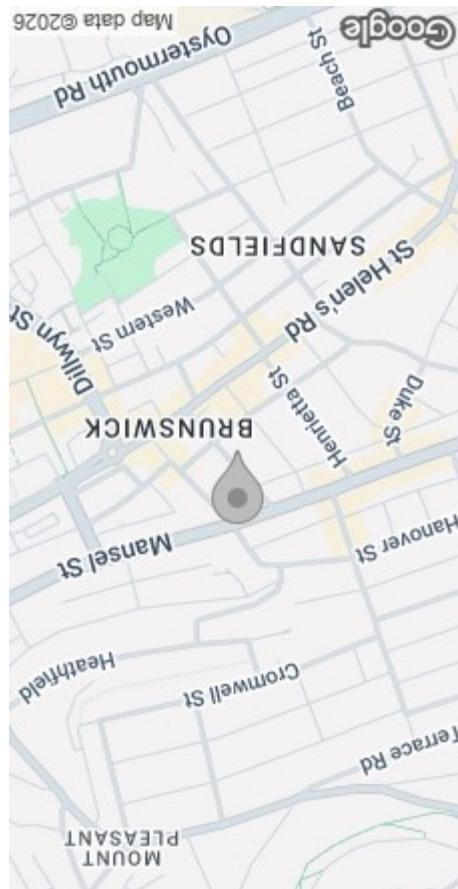


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### EPC



### AREA MAP



### FLOOR PLAN



6 Nicholl Street  
Swansea, SA1 4HE  
Offers Over £220,000



## GENERAL INFORMATION

We are pleased to offer for sale this spacious mid-terrace property, ideally located in central Swansea, just a short distance from the vibrant City Centre and the exciting new Copr Bay development.

The ground floor accommodation comprises an entrance porch, hallway, a front bedroom, a generous lounge/dining room, kitchen, additional reception room, and a shower room. The property also benefits from a basement room, offering excellent storage or potential for further development.

On the first floor, there are three well-proportioned bedrooms and a second shower room, while the second floor features a useful loft room, providing added flexibility.

Externally, the property enjoys a front forecourt and an enclosed rear garden.

Situated within walking distance of Swansea City Centre, and close to the 3,500-capacity Digital Arena and new social spaces including bars and restaurants, the property also boasts excellent transport links to Singleton Hospital, Swansea University, and Swansea Beach.

Offered with no onward chain, this property presents a fantastic



## FULL DESCRIPTION

### Ground Floor

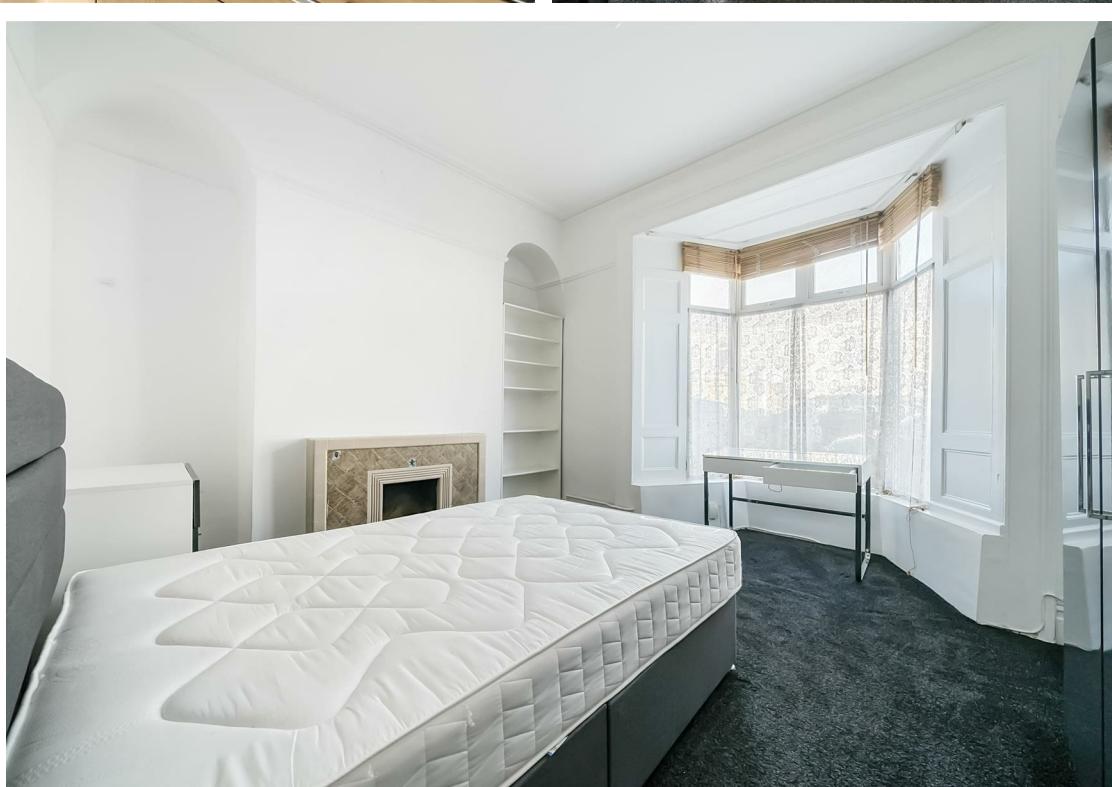
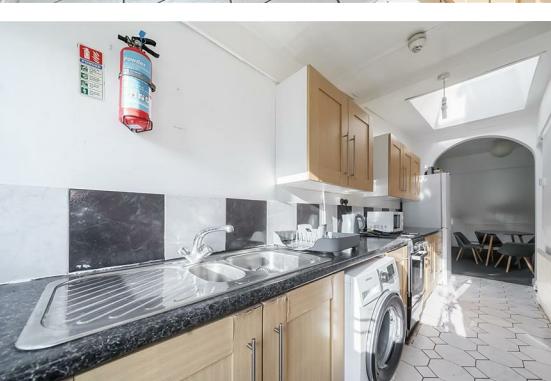
#### Entrance

#### Porch

#### Hallway

#### Bedroom 2

13'11" (into bay) x 13'5" (max)  
(4.26m (into bay) x 4.10m (max))



#### Lounge/Dining Room

11'6" x 10'11" (3.52m x 3.35m)

#### Kitchen

17'1" x 5'1" (5.21m x 1.55m)



#### Reception Room

17'1" (max) x 10'1" (max)  
(5.21m (max) x 3.08m (max))

#### Shower Room

#### Basement Room

16'1" (max) x 10'11" (max)  
(4.92m (max) x 3.33m (max))

#### First Floor

#### Landing

#### Bedroom 1

17'7" (max) x 11'0" (max)  
(5.37m (max) x 3.37m (max))

#### Bedroom 3

11'9" x 10'10" (3.59m x 3.32m)

#### Bedroom 4

11'4" (max) x 8'11" (max)  
(3.46m (max) x 2.73m (max))

#### Shower Room

#### Second Floor

#### Loft Room

16'2" x 7'10" (4.95m x 2.41m)

#### External

#### Front Forecourt

#### Enclosed Rear Garden

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC - E

#### Services

Mains Gas & Electric  
Mains Sewerage

You are advised to refer to Ofcom checker for mobile signal and coverage.

