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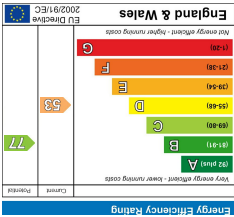
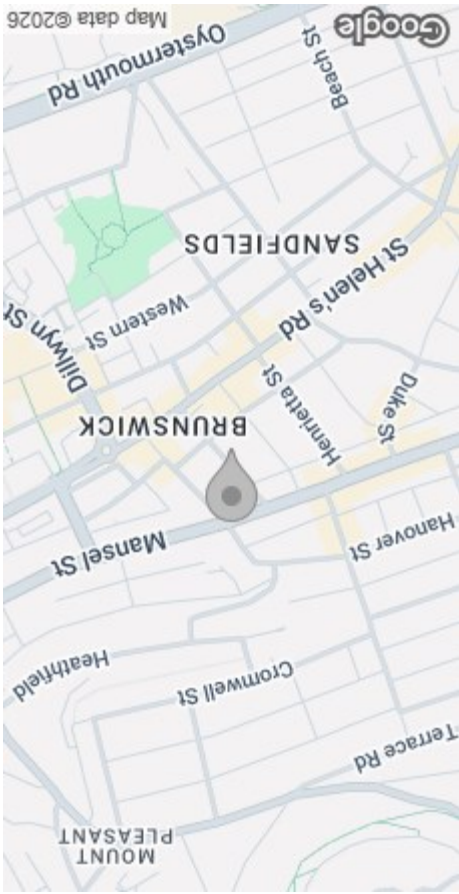
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 120079. © Dawson 2024.



Nicholl Street, Swansea, SA1

Approximate Area = 1609 sq ft / 149.4 sq m

For identification only - Not to scale



EPC

FLOOR PLAN

AREA MAP



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

4 2 2 E



GENERAL INFORMATION

We are pleased to offer for sale this spacious mid-terraced 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.

