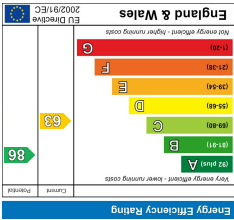
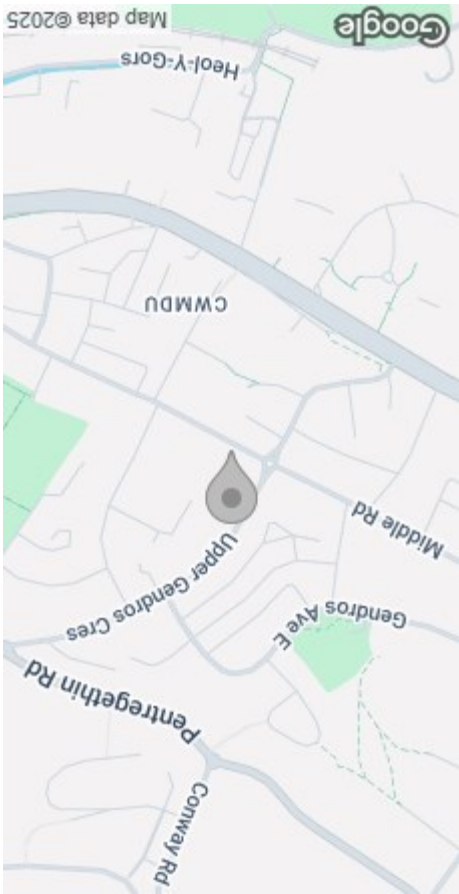


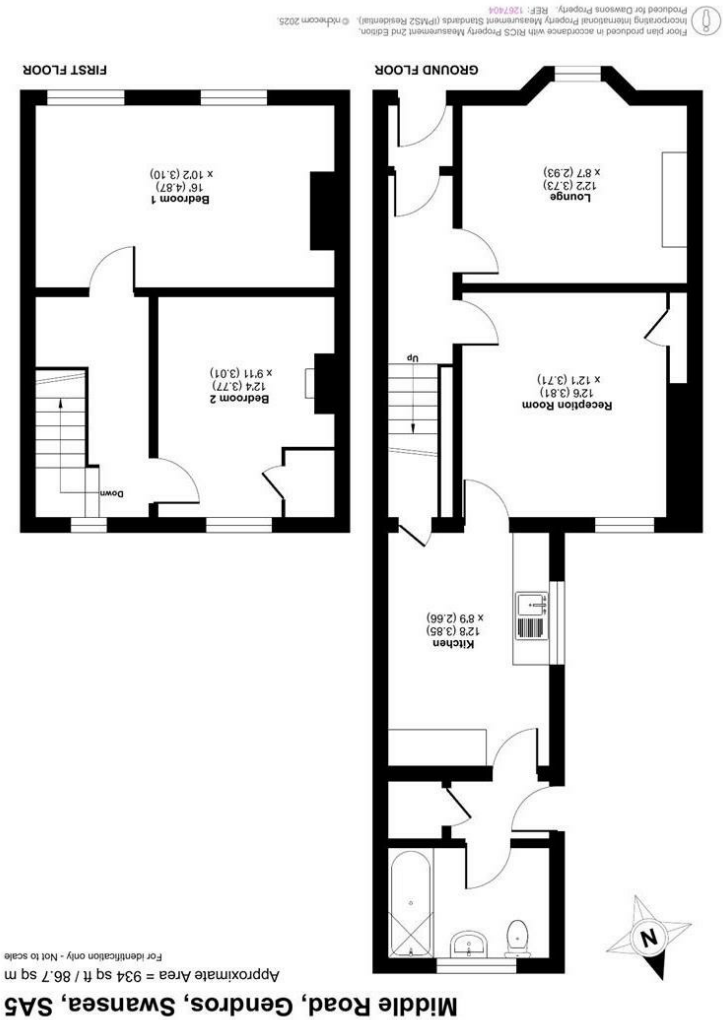
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

Dawsons are pleased to present for sale this semi-detached property, ideally located in the popular area of Gendros, Swansea. The accommodation comprises an entrance porch, hallway, two reception rooms, kitchen, inner hallway, and bathroom on the ground floor. Upstairs, you will find two double bedrooms.

Externally, the property benefits from a front forecourt and a good-sized, enclosed rear garden.

Conveniently situated close to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, as well as local schools and amenities, this property offers excellent potential and is in need of modernisation. Viewing is highly recommended to fully appreciate the opportunities this home presents.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
12'2" x 9'7" (3.73m x 2.93m)

Reception Room
12'5" x 12'2" (3.81m x 3.71m)

Kitchen
12'7" x 8'8" (3.85m x 2.66m)

Inner Hallway

Bathroom



First Floor

Landing

Bedroom 1
15'11" x 10'2" (4.87m x 3.10m)

Bedroom 2
12'4" x 9'10" (3.77m x 3.01m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Leasehold
876 Years Remaining
Ground Rent: £1.08 Per Annum

Council Tax Band - C

EPC - D

Services
Mains Gas & Electric
Mains Sewerage
Water Metered

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."

