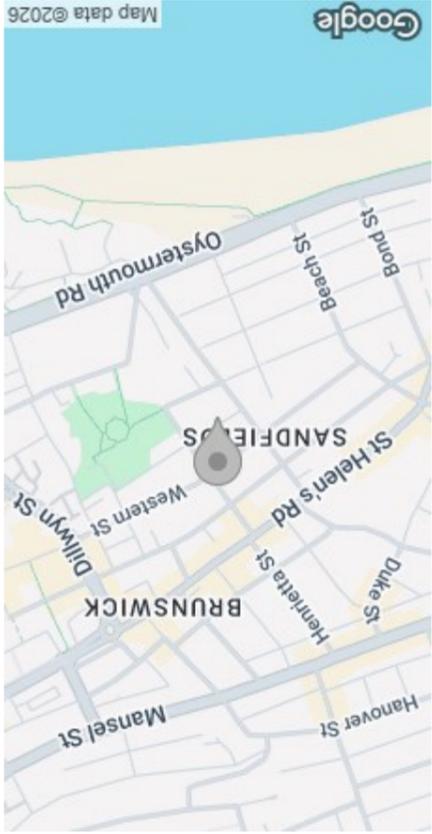


EPC



AREA MAP

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.

Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements, dimensions, areas and other details are approximate and responsibility is taken by the purchaser. This is not to be construed as a guarantee. The purchaser is advised to verify all details as to their own satisfaction before completion of the purchase.



FLOOR PLAN



13 Spring Terrace
 Sandfields, Swansea, SA1 3TD
 Offers Over £140,000



GENERAL INFORMATION

We are delighted to bring to market this well-maintained mid-terrace home, ideally positioned in the ever-popular area of Sandfields, Swansea.

The property comprises an entrance porch, a spacious and comfortable lounge, and a fitted kitchen to the ground floor. To the first floor, there are two bedrooms and a bathroom. Externally, the home benefits from an enclosed courtyard with a useful outbuilding, offering additional storage or practical space.

Perfectly located just a short distance from Swansea City Centre and the vibrant Copr Bay development, including the impressive Swansea Arena, this property enjoys excellent access to local amenities, Swansea Beach, Swansea University, and Singleton Hospital. Strong transport links further enhance the convenience of this superb location.

An excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate the location and lifestyle this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge

22'6" x 13'3" (6.88m x 4.05m)

Kitchen

13'1" x 6'9" (4.00m x 2.06m)

First Floor

Landing

Bedroom 1

11'6" x 10'1" (3.53m x 3.08m)



Bedroom 2

11'0" x 7'10" (3.37m x 2.39m)

Bathroom

External

Courtyard to Rear

Outbuilding

12'5" x 10'8" (3.81m x 3.27m)

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric

Mains Sewerage

Water - Billed

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.

