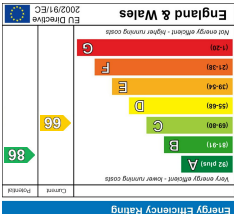


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Glenroy Avenue, St. Thomas, Swansea, SA1

FLOOR PLAN



GENERAL INFORMATION

Dawsons are delighted to offer for sale this three bedroom semi-detached property in the sought-after location of St. Thomas, Swansea. Offered with no onward chain the property comprises entrance hall, two separate receptions rooms, kitchen and lean-to to the ground floor. To the first floor are three bedrooms and shower room. We would consider the property an ideal first time or investment purchase. The property is in a convenient location to Swansea City Centre, Swansea Bay, local schools and amenities. Viewing is highly recommended to appreciate the accommodation on offer and all the potential it has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

10'11" x 9'6" to bay (3.35m x 2.90m to bay)

Reception Room

12'7" x 11'6" (3.86m x 3.53m)

Kitchen

8'11" x 6'0" (2.74m x 1.83m)

Lean to



First Floor

Landing

Bedroom 1

10'11" x 10'7" (3.35m x 3.25m)

Bedroom 2

11'6" x 11'1" (3.53m x 3.40m)

Bedroom 3

8'0" x 6'11" (2.44m x 2.11m)

Shower Room

External

Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

N.B

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

N.B

"Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceiling. We recommend that you conduct your own checks."

