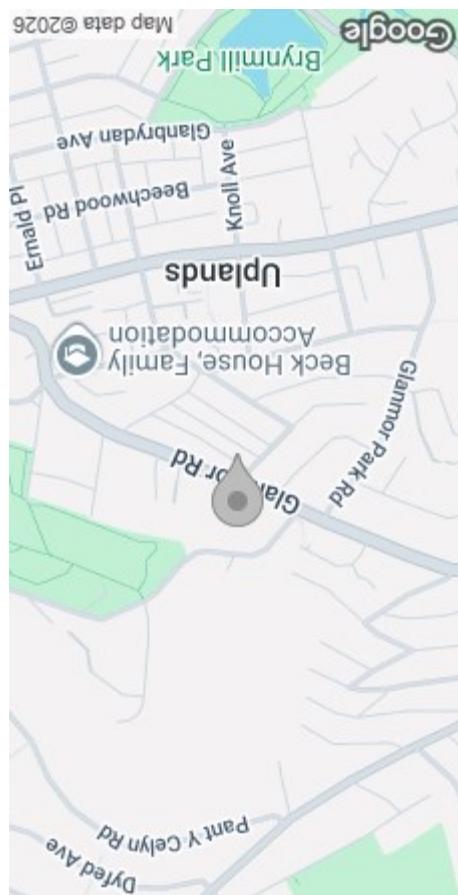


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP



### FLOOR PLAN



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this mid-terrace property, ideally located in the ever-popular Uplands area of Swansea.

The accommodation comprises an entrance porch, hallway, two reception rooms, kitchen, and bathroom to the ground floor. To the first floor, there are three double bedrooms offering generous living space.

Externally, the property benefits from a enclosed courtyard to the rear.

Perfectly positioned within close proximity to Cwmdonkin Park, Singleton Hospital, and Swansea University, this home provides both convenience and access to excellent local amenities and green spaces.

In need of updating, the property presents a fantastic opportunity for those looking to create a home in one of Swansea's most sought-after locations. Viewing is highly recommended.



## FULL DESCRIPTION

### Entrance

### Porch

### Lounge

12'5" (into alcove) x 10'9" (3.8m (into alcove) x 3.3m)



### Lounge/Dining Room

13'3" (into alcove) x 10'9" (4.05m (into alcove) x 3.3m)



### Kitchen

10'0" x 9'11" (3.05m x 3.04m)

### Bathroom

### First Floor

### Landing



### Bedroom 1

16'4" (into alcove) x 10'9" (5.00m (into alcove) x 3.30m)

### Bedroom 2

10'2" (into alcove) x 10'9" (3.11m (into alcove) x 3.30m)

### Bedroom 3

10'0" (into alcove) x 10'0" (3.07m (into alcove) x 3.05m)

### External

### Rear Courtyard

### Tenure - Freehold

### Council Tax Band - C

### EPC-D

### Services

Mains Gas & Electric  
Mains Sewerage

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.

