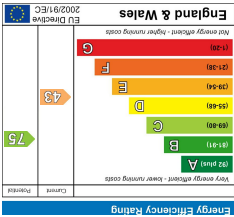
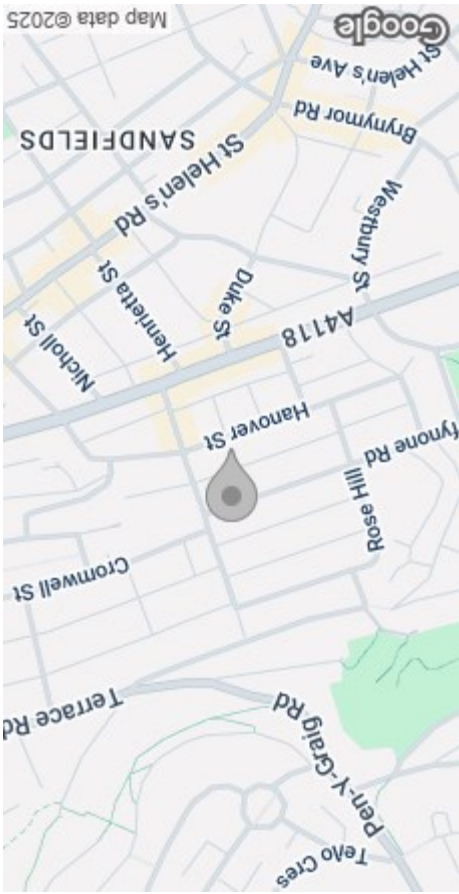


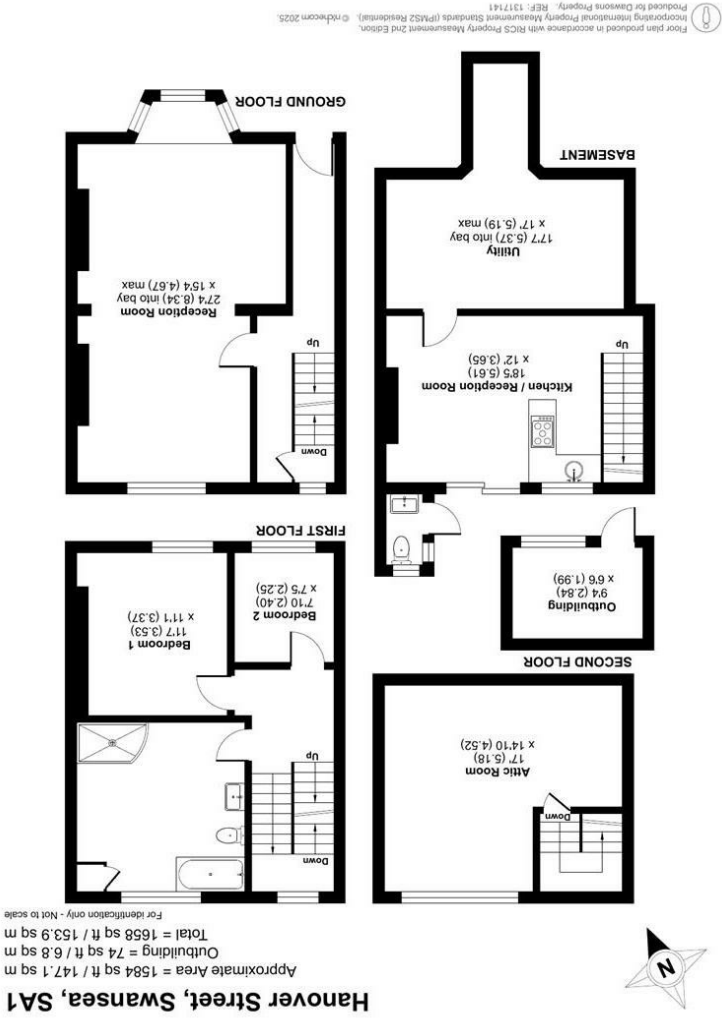
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



97 Hanover Street
, Swansea, SA1 6BQ
Offers Over £160,000

2 1 2 E

GENERAL INFORMATION

Dawsons are delighted to bring to market this characterful mid-terrace property, perfectly positioned in a central Swansea location.

Set over four levels, the home offers flexible living space. The ground floor features an entrance hallway and a welcoming reception room, while the lower ground floor hosts a well-proportioned kitchen/dining room, utility area, and convenient V.C. The first floor comprises two bedrooms and a spacious bathroom with a four-piece suite. A versatile attic room occupies the second floor, ideal as a guest room, office, or additional living space.

Outside, the property enjoys a front forecourt and a private rear patio garden, complete with an outbuilding for storage or hobby use.

Located within close proximity to Swansea City Centre, the Train Station, Uplands Quarter, and a variety of local amenities and schools, this property presents a fantastic opportunity for first-time buyers, families, or investors.

Early viewing is recommended to fully appreciate the charm and potential this home offers.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

27'4" (into bay) x 14'11" (max)
(8.34m (into bay) x 4.57m (max))

Basement

Kitchen/Reception Room

18'4" x 11'11" (5.61m x 3.65m)

Utility

17'7" (into bay) x 17'0" (max)
(5.37m (into bay) x 5.19m (max))

W.C



First Floor

Landing

Bedroom 1

11'6" x 11'0" (3.53m x 3.37m)

Bedroom 2

7'10" x 7'4" (2.40m x 2.25m)

Bathroom

Second Floor

Attic Room

16'11" x 14'9" (5.18m x 4.52m)

External

Front Forecourt

Enclosed Patio Garden

Outbuilding

9'3" x 6'6" (2.84m x 1.99m)

Tenure - Freehold

Council Tax Band - D

EPC-E

Services

Mains GAs & Electric
Mains Sewerage

Water - Billed

"Broadband – The current supplier is (You Fibre). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Parking

Buyers are advised to contact the local authority regarding parking permit availability and costs.

