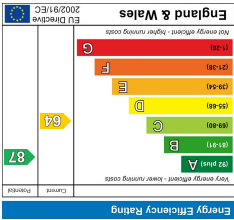
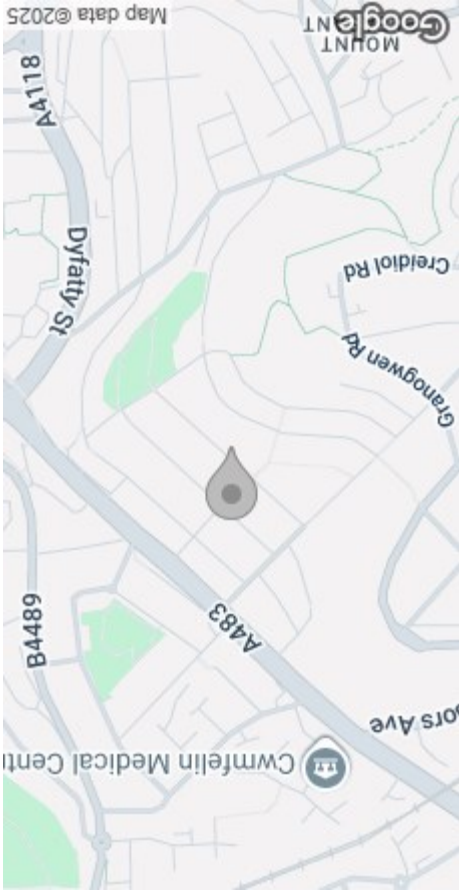


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

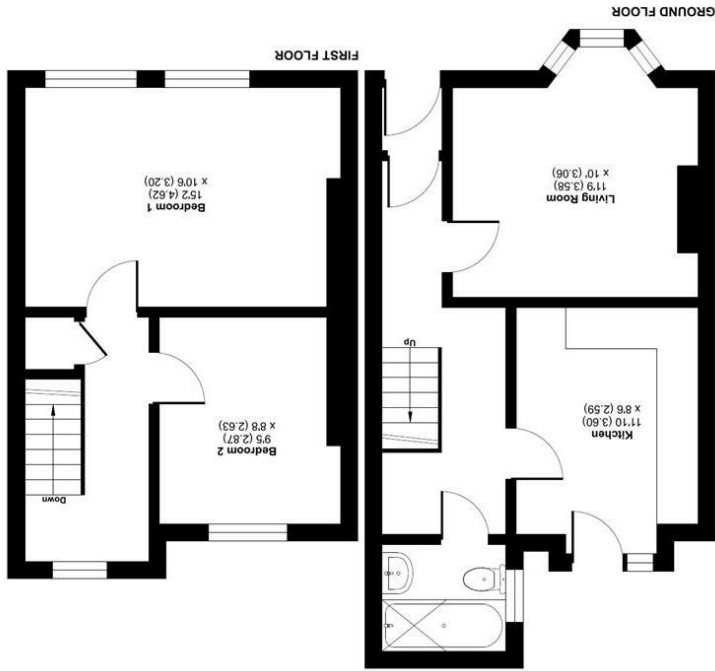
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS).  
Produced for Dawson's Property, REF: 1301323. © redroom 2025.



### EPC



### AREA MAP



Colbourne Terrace, Swansea, SA1

Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale

### FLOOR PLAN





GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace property situated in the popular area of Waun Wen, Swansea.

The accommodation comprises an entrance porch, hallway, lounge, kitchen, and bathroom to the ground floor. To the first floor, you'll find two double bedrooms, providing comfortable living space.

Externally, the property benefits from steps leading to a front forecourt and a tiered garden to the rear.

Conveniently located close to local amenities, schools, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

Offered with no onward chain, this property represents an ideal opportunity for first-time buyers or investors.

Viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge  
11'8" x 10'0" (3.58m x 3.06m)

Kitchen  
11'9" x 8'5" (3.60m x 2.59m)

Bathroom

First Floor

Landing



Bedroom 1  
15'1" x 10'5" (4.62m x 3.20m)

Bedroom 2  
9'4" x 8'7" (2.87m x 2.63m)

External

Front Forecourt

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - A

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.

