

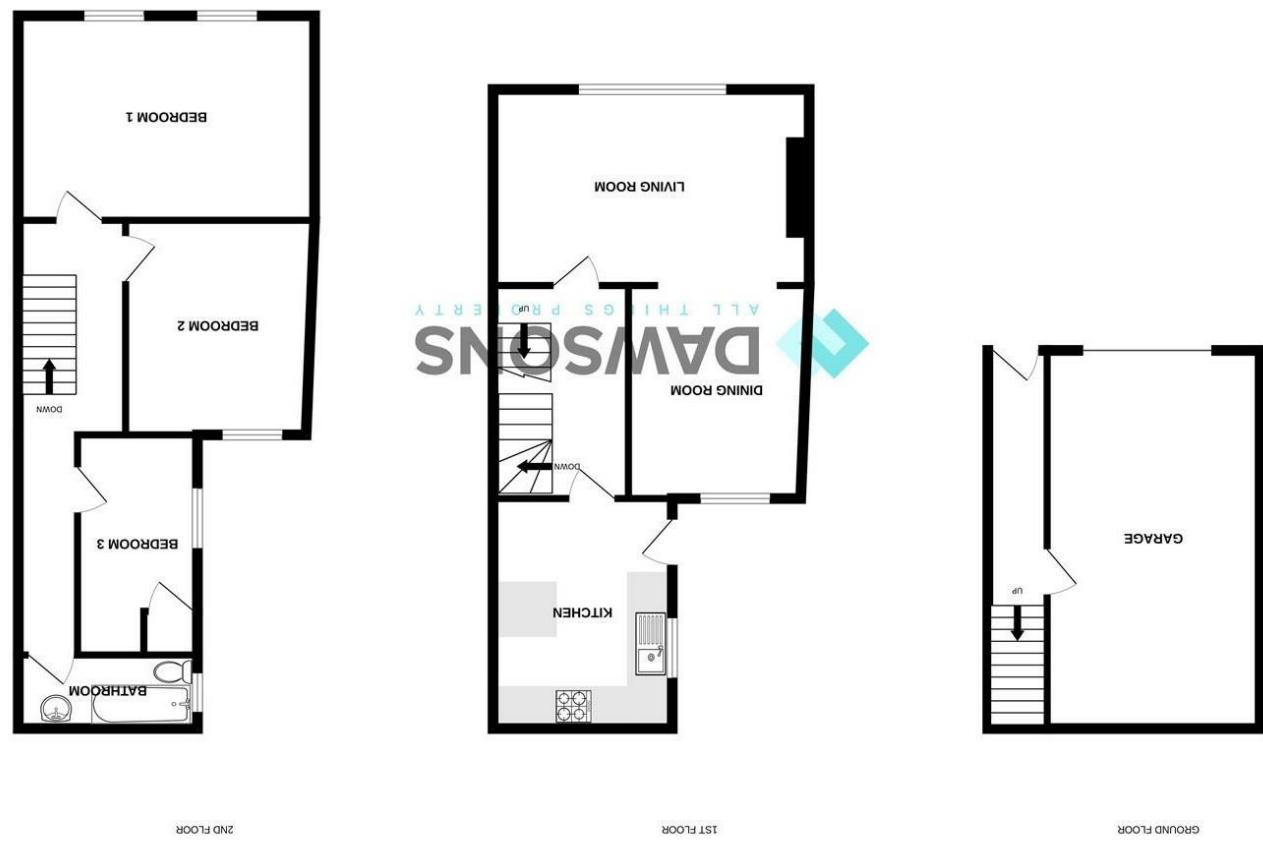
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### EPC



### AREA MAP



### FLOOR PLAN



## GENERAL INFORMATION

Dawsons are delighted to bring to market this end-terrace townhouse, ideally positioned in the ever-popular area of St Thomas, Swansea.

Arranged over two floors, the property offers an entrance hallway, a bright lounge opening into a dining area, and a fitted kitchen, creating a practical and sociable living space. To the upper floor, there are three bedrooms and a family bathroom.

Externally, the home benefits from a garage to the front and an enclosed, tiered rear garden, providing both storage and outdoor space.

The property enjoys a superb location with easy access to Swansea City Centre, the vibrant SA1 Waterfront, Parc Tawe Retail Park, and the Swansea.com Stadium. The exciting Copr Bay development, including the Swansea Arena, is also nearby. Excellent road links via Fabian Way provide straightforward access to the M4 Motorway and Swansea University Bay Campus.

An ideal opportunity for first-time buyers, families, or investors alike. Early viewing is highly recommended to appreciate the space, location, and potential this home has to offer.



## FULL DESCRIPTION

### First Floor

#### Entrance

#### Hallway

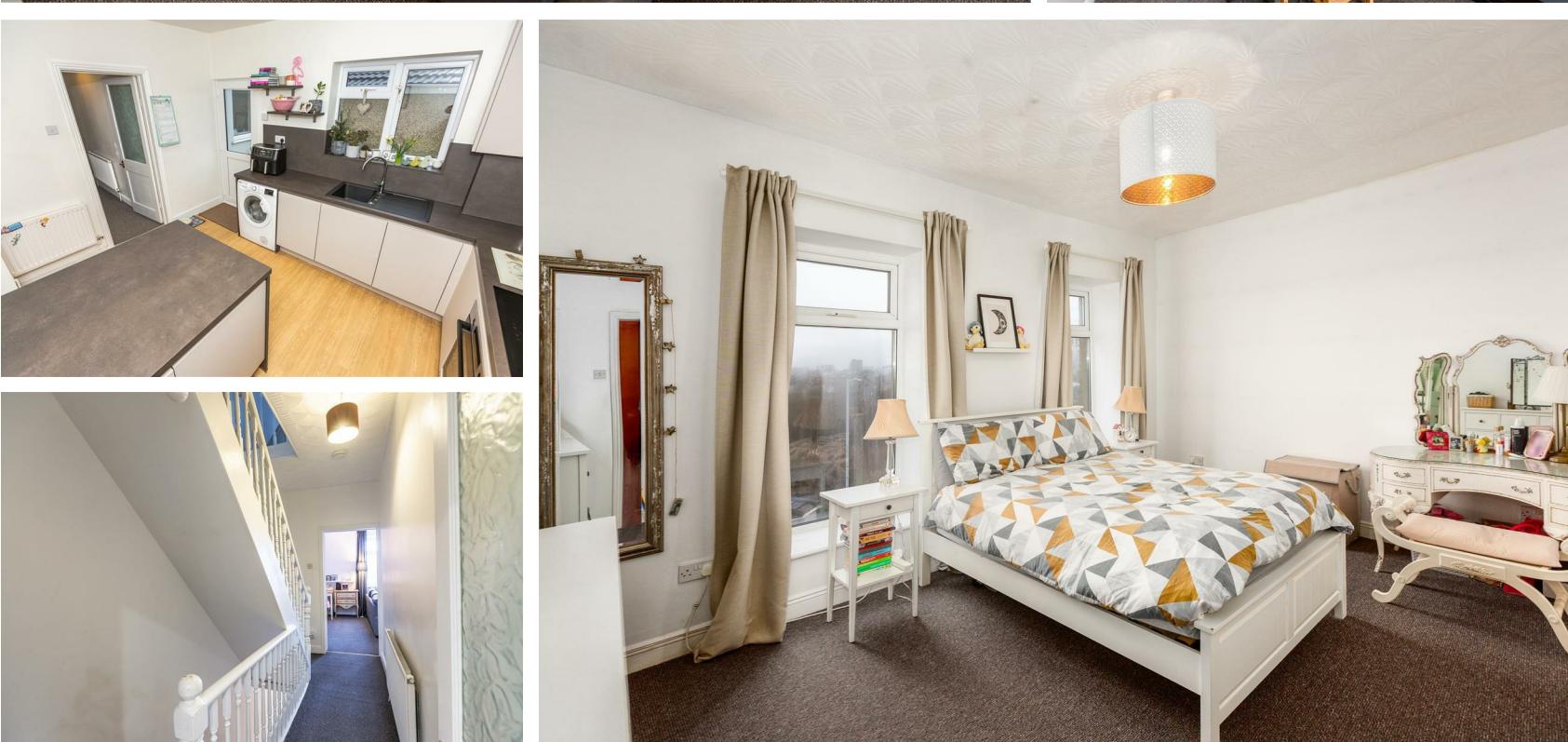
**Lounge Opening To:**  
17'4" x 10'9" (5.30m x 3.29m)

**Dining Room**  
11'8" x 9'11" (3.58m x 3.03m)

**Kitchen**  
12'7" x 9'10" (3.86m x 3.01m)

### Second Floor

#### Landing



**Bedroom 1**  
16'3" x 11'3" (4.97m x 3.43m)

**Bedroom 2**  
11'9" x 10'4" (3.60m x 3.17m)

**Bedroom 3**  
12'1" x 9'10" (3.69m x 3.01m)

#### Bathroom

#### External

**Garage**  
20'9" x 11'8" (6.35m x 3.58m)

**Enclosed Tiered Garden to Rear**

**Tenure - Freehold**

**Council Tax Band - B**

**EPC-D**

#### Services

Mains Gas & Electric  
Mains Sewerage

Water: Metered

"Broadband - The current supplier is (Virgin). The broadband type is ADSL. Fibre is Available.

"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.

