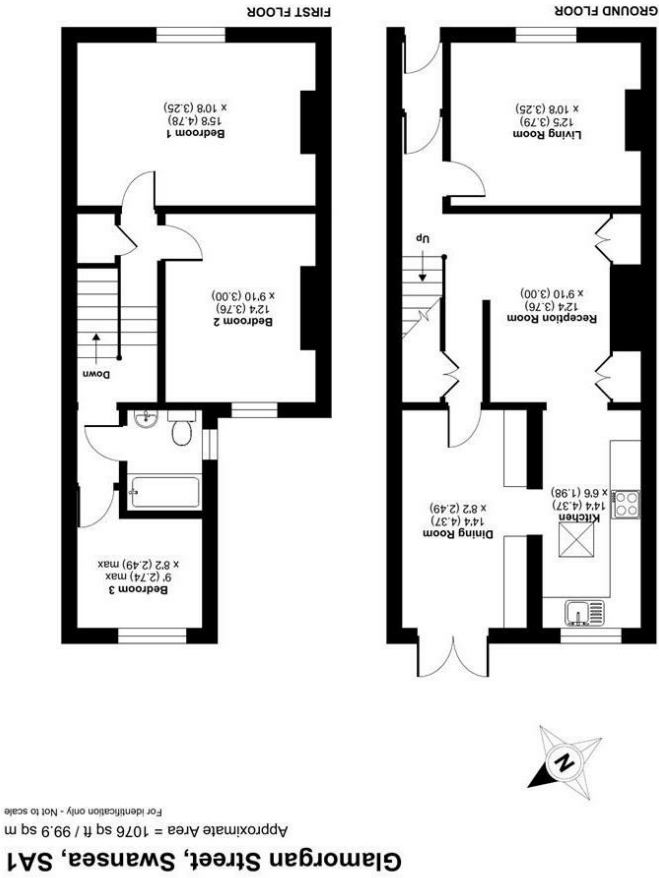
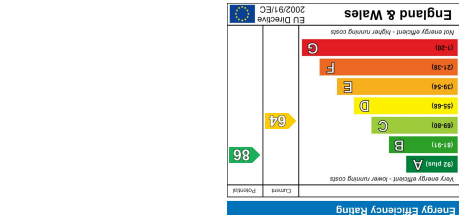


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

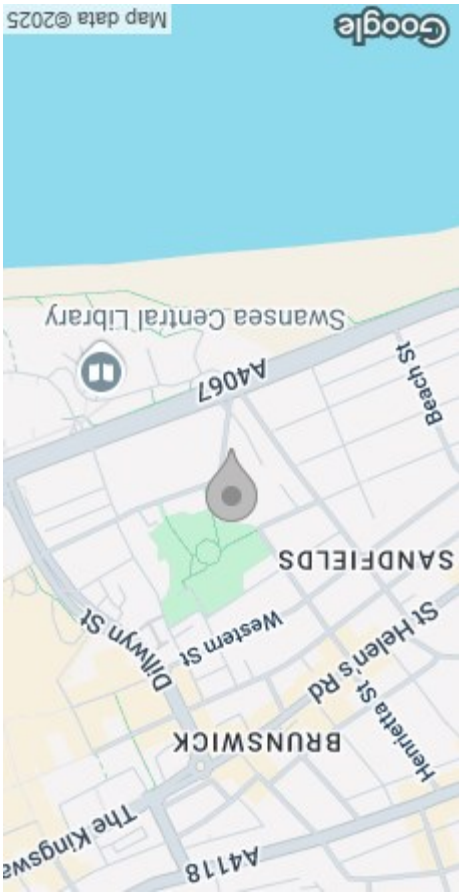
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Measurement). © Dawson 2025. Produced for Dawson's Property, REF: 1277118



FLOOR PLAN



EPC



AREA MAP



8 Glamorgan Street
Sandfields, Swansea, SA1 3SY
Offers Over £200,000

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GENERAL INFORMATION

We are delighted to bring to market this well-maintained mid-terrace property, ideally located in the sought-after area of Sandfields, Swansea.

The ground floor features an inviting entrance porch leading into a welcoming hallway, a comfortable lounge, and a versatile reception room that opens seamlessly into a modern kitchen. A bright and spacious dining room with French doors provides direct access to the enclosed rear garden—perfect for entertaining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Situated just moments from Swansea City Centre and the vibrant Copr Bay development—home to the state-of-the-art 3,500-capacity digital arena—this home enjoys excellent access to local amenities, Swansea Beach, Swansea University, and Singleton Hospital. With strong transport links and a prime location, this property offers both convenience and lifestyle.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch
- Hallway

- Lounge
12'5" x 10'7" (3.79m x 3.25m)
- Reception Room Opening To:
12'4" x 9'10" (3.76m x 3.00m)
- Kitchen
14'4" x 6'5" (4.37m x 1.98m)
- Dining Room
14'4" x 8'2" (4.37m x 2.49m)



- First Floor
- Landing
- Bedroom 1
15'8" x 10'7" (4.78m x 3.25m)
- Bedroom 2
12'4" x 9'10" (3.76m x 3.00m)
- Bedroom 3
8'11" (max) x 8'2" (max) (2.74m (max) x 2.49m (max))
- Bathroom
- External
- Enclosed Rear Garden
- Tenure - Freehold
- Council Tax Band - C
- EPC-D
- Services
 - Mains Gas & Electric
 - Mains Sewerage
 - Water - Billed

