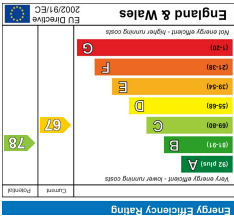
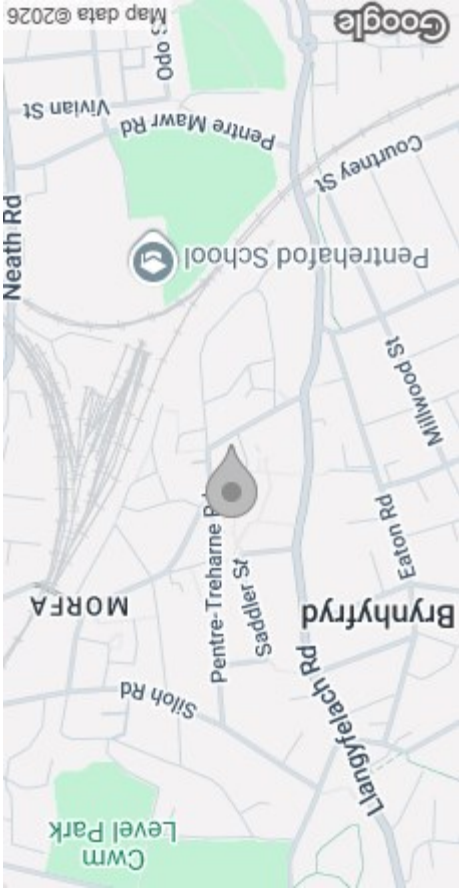


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

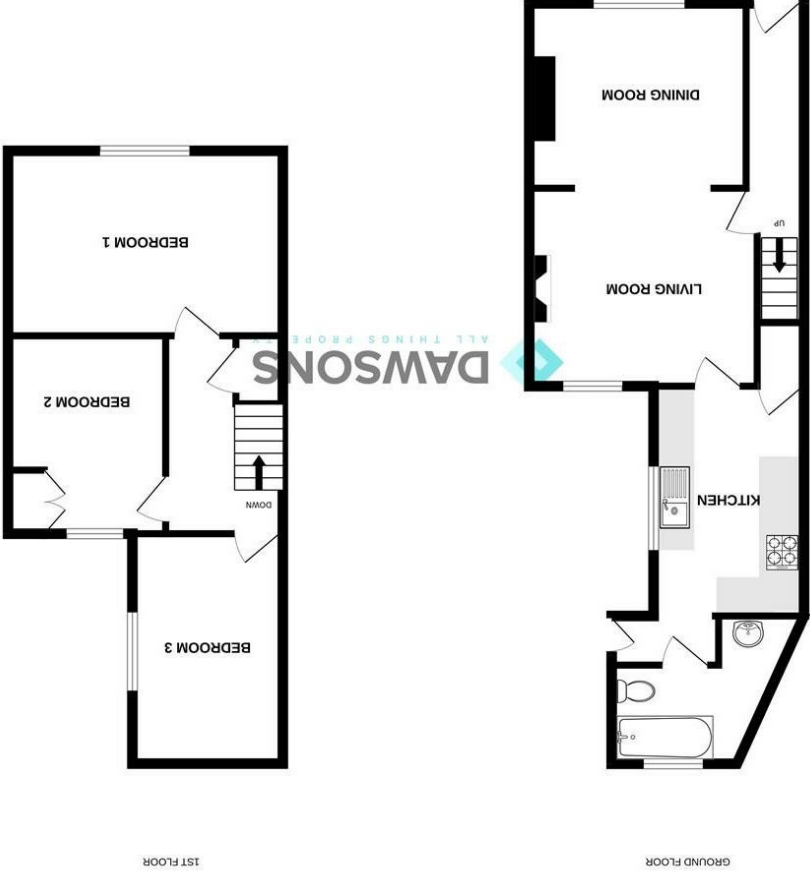
Whilst every attempt has been made to ensure the accuracy of the floor plan, the floor plan is a general outline only and should not be relied upon for any purpose. The floor plan is a general outline only and should not be relied upon for any purpose. The floor plan is a general outline only and should not be relied upon for any purpose.



EPC



AREA MAP



FLOOR PLAN



38 Plough Road  
Landore, Swansea, SA1 2QA  
Offers Over £140,000



GENERAL INFORMATION

A fantastic three-bedroom home, perfectly positioned in a central Swansea location with excellent access to transport links, local shops, and amenities. The property offers well-proportioned living space throughout.

The accommodation comprises an entrance hallway, lounge opening to the dining room, kitchen, inner hallway, and bathroom to the ground floor. To the first floor are three bedrooms.

Externally, the property benefits from an enclosed rear garden with rear pedestrian access, providing a versatile outdoor space suitable for a variety of uses.

Conveniently located close to local schools and amenities, the property also enjoys excellent transport links to the M4 Motorway, Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

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

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge Opening To:  
12'8" x 11'0" (3.87m x 3.36m)

Dining Room  
12'0" x 10'3" (3.68m x 3.14m)

Kitchen  
12'9" x 8'4" (3.90m x 2.55m)

Inner Hallway

Bathroom



First Floor

Landing

Bedroom 1  
15'3" x 10'3" (4.66m x 3.14m)

Bedroom 2  
11'0" x 8'9" (3.36m x 2.67m)

Bedroom 3  
12'9" 8'4" (3.90m 2.55m)

External

Enclosed Rear Garden

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric  
Mains Sewerage

"Broadband – The current supplier is (Virgin).

"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.

