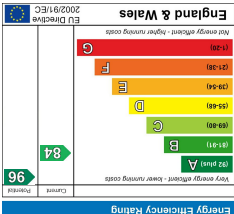
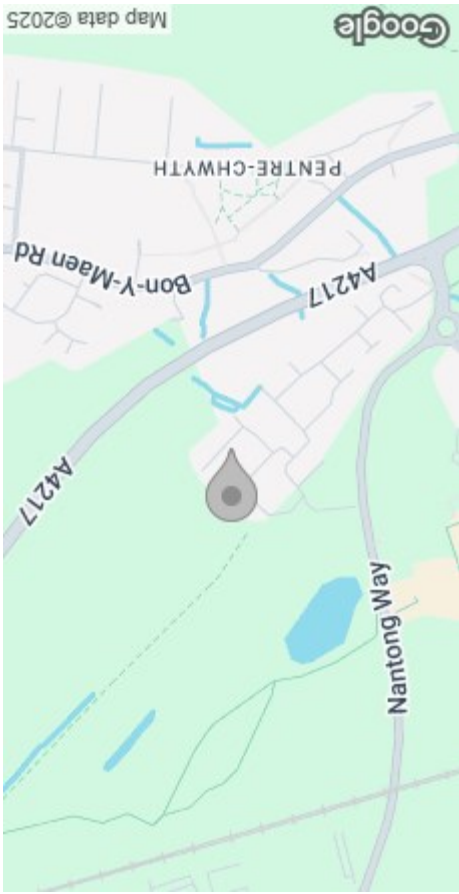


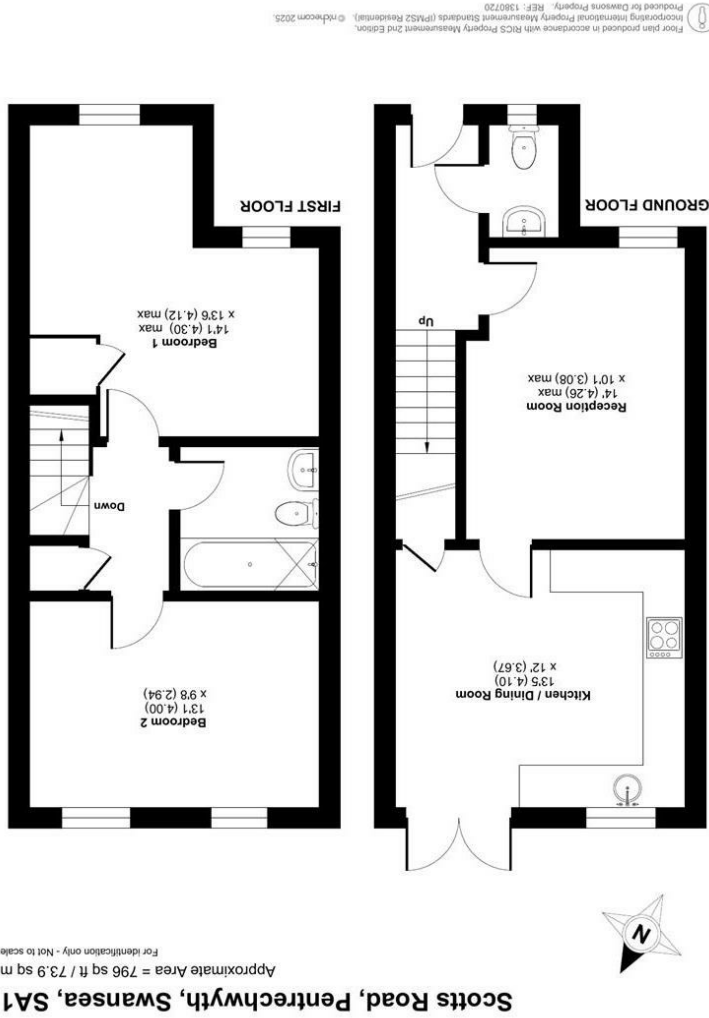
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



17 Scotts Road
Pentrechwyth, Swansea, SA1 7GD
Offers Over £180,000

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GENERAL INFORMATION

We are delighted to offer for sale this beautifully presented mid-terrace property, ideally suited to first-time buyers or investors.

The accommodation comprises an entrance hallway, cloakroom, reception room, and a modern fitted kitchen/dining room with French doors opening onto the enclosed rear garden. To the first floor, there are two double bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-road parking to the front and a low-maintenance rear garden, perfect for relaxing or entertaining.

Conveniently located close to Morfa Retail Park, Swansea.com Stadium, Swansea City Centre, local schools, and amenities, this property combines modern living with excellent accessibility.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Reception Room

13'11" (max) x 10'1" (max)
(4.26m (max) x 3.08m (max))

Kitchen/Dining Room

13'5" x 12'0" (4.10m x 3.67m)

First Floor

Landing



Bedroom 1
14'1" (max) x 13'6" (max)
(4.30m (max) x 4.12m (max))

Bedroom 2
13'1" x 9'7" (4.00m x 2.94m)

Bathroom

External

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-B

Services

Mains Gas & Electric
Mains Sewerage

Water: Metered



"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.

