

AREA MAP

FLLOOR PLAN



Llangyfelach Street, Swansea, SA1  
Approximate Area = 101.6 sq ft / 94.3 sq m

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**80 Llangyfelach Street**  
, Swansea, SA1 2BQ



DAWSONS

## GENERAL INFORMATION

We're pleased to offer this mid-terrace property in a prime location—perfect for first-time buyers, investors, or anyone looking to put their own stamp on a home.

Set over two floors, the property offers an entrance hallway, lounge/dining room, and kitchen to the ground floor. Upstairs you'll find three bedrooms and a shower room—ideal for flexible family living or home office space.

Occupying an elevated position, the property also benefits from a front garden and a small enclosed patio garden to the rear—great for low-maintenance outdoor space.

With local amenities, schools, Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium all within easy reach, the property offers superb convenience.

In need of updating, this is a fantastic chance to add value and create your perfect home or investment.

Viewing is highly recommended—don't miss out!



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge/Dining Room

22'7" (max) x 12'8" (max)  
(6.89m (max) x 3.87m (max))



#### Kitchen

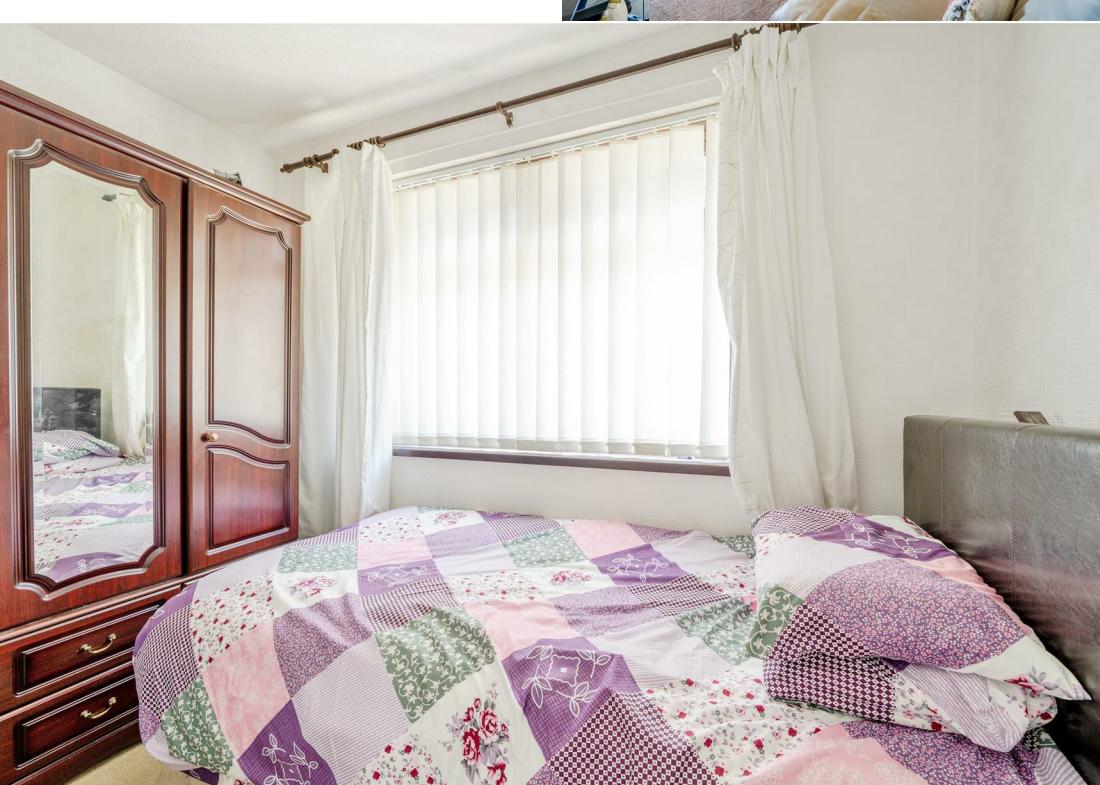
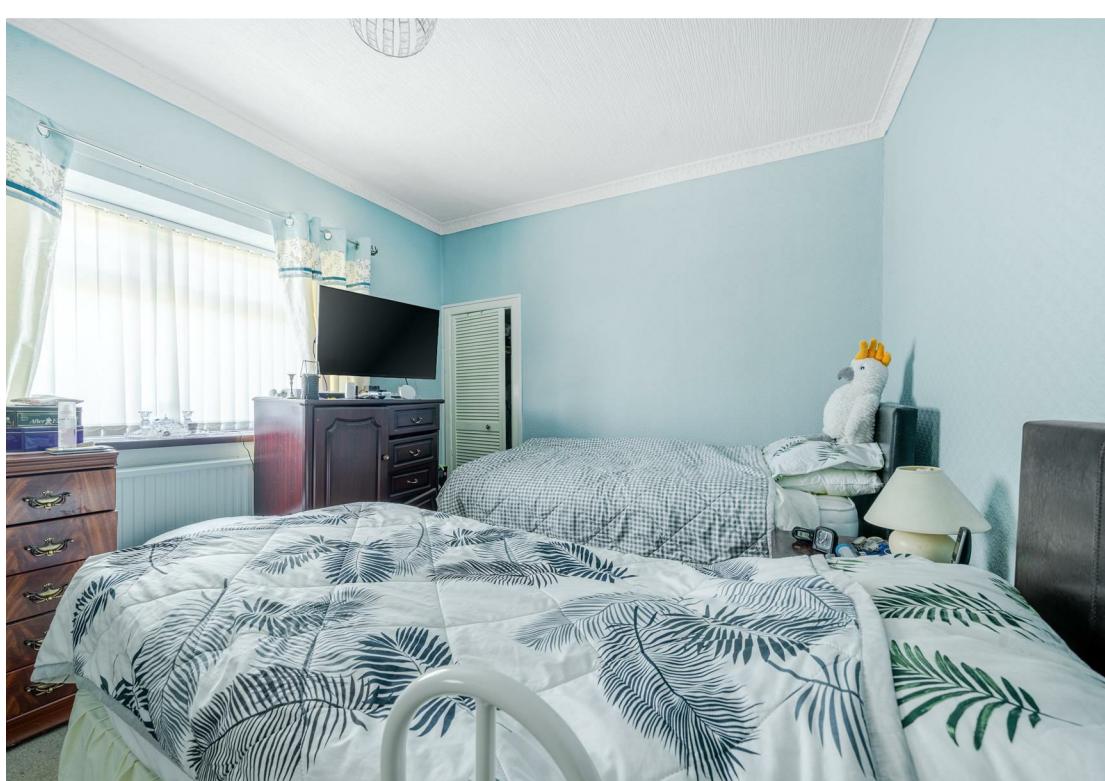
14'11" x 9'10" (4.57m x 3.00m)

#### First Floor

#### Landing

#### Bedroom 1

14'7" x 10'5" (4.46m x 3.18m)



#### Bedroom 2

12'0" (max) x 10'11" (max)  
(3.66m (max) x 3.33m (max))

#### Bedroom 3

10'2" x 6'11" (3.11m x 2.12m)

#### External

#### Elevated Front Garden with Steps to the Property

#### Enclosed Patio Garden to Rear

#### Tenure - Freehold

#### Council Tax Band - B

#### EPC - D

#### Services

Mains Gas & Electric  
Mains Sewerage

"Broadband – The current supplier is (Sky).

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Three].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

