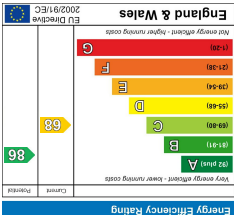
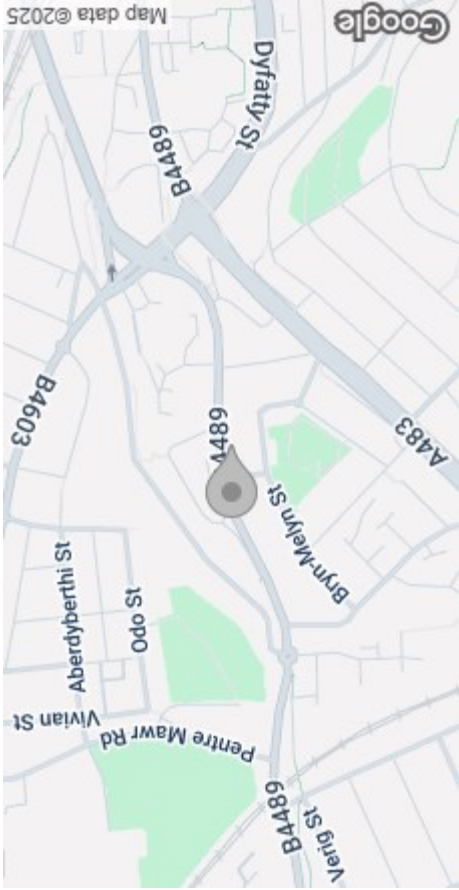


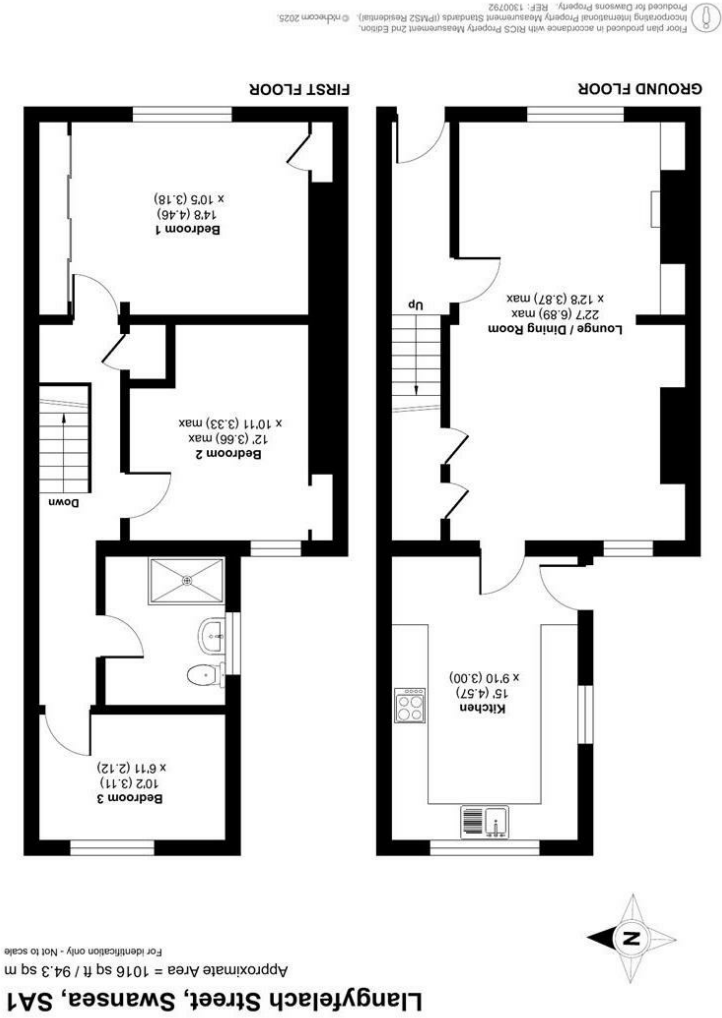
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



80 Llangyfelach Street
, Swansea, SA1 2BQ
Offers Over £100,000



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

Serrices

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.

