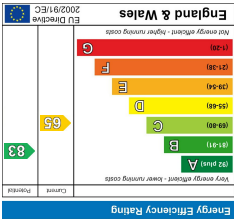
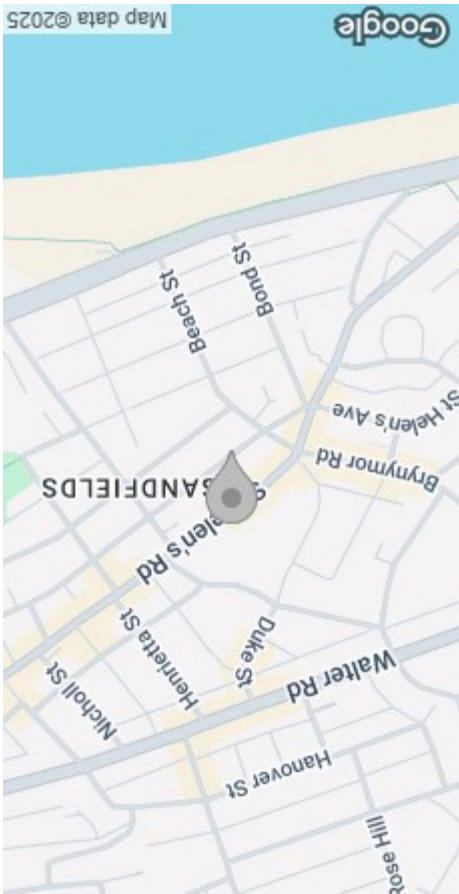


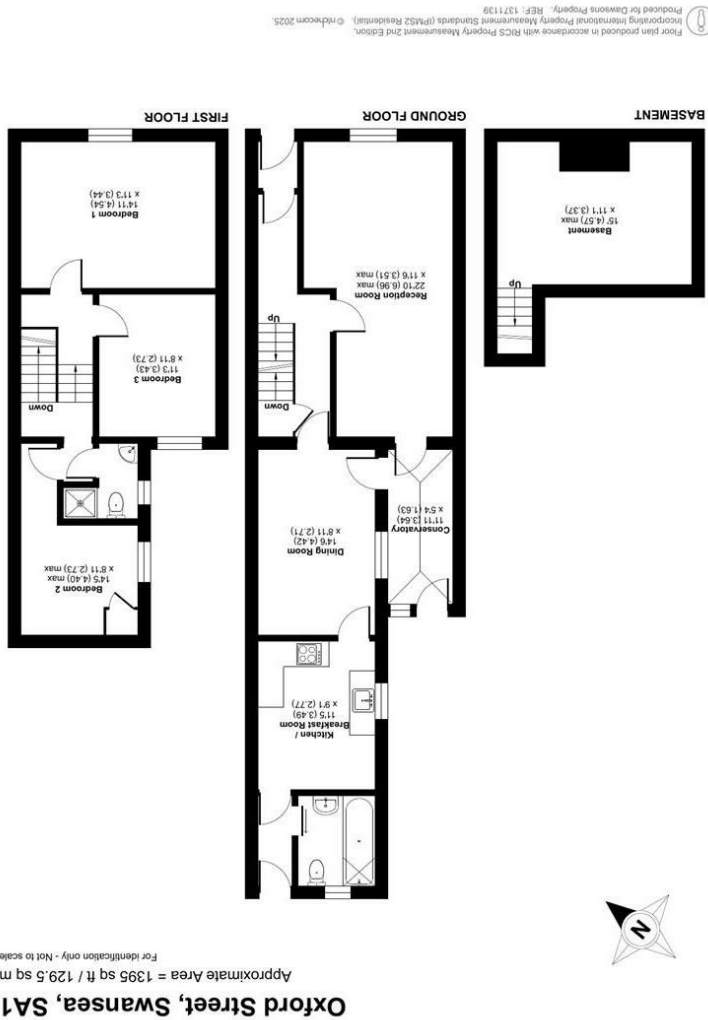
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace property, ideally situated in the ever-popular area of Sandfields, Swansea.

The accommodation comprises an entrance porch, hallway, two reception rooms, kitchen, sun room, inner hallway, and bathroom to the ground floor, with a basement providing additional storage space. To the first floor, there are three bedrooms and a shower room.

Externally, the property benefits from a rear garden (in need of attention).

Perfectly positioned close to Swansea City Centre and the exciting Copr Bay development – home to the new 3,500-capacity digital arena – this property also enjoys excellent transport links to Singleton Hospital, Swansea University, and Swansea Beach.

An ideal opportunity for first-time buyers, families, or investors. The property requires updating, offering great potential for those looking to make it their own.

Viewing is highly recommended to appreciate the space and opportunity on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
22'10" (max) x 11'6" (max)
(6.96m (max) x 3.51m (max))

Dining Room
14'6" x 8'10" (4.42m x 2.71m)

Sun Room
11'11" x 5'4" (3.64m x 1.63m)

Kitchen/Dining Room
11'5" x 9'1" (3.49m x 2.77m)



- Inner Hallway
- Bathroom
- Basement
14'11" (max) x 11'0" (4.57m (max) x 3.37m)
- First Floor
- Landing
- Bedroom 1
14'10" x 11'3" (4.54m x 3.44m)
- Bedroom 2
14'5" (max) x 8'11" (max) (4.40m (max) x 2.73m (max))
- Shower Room
- Bedroom 3
11'3" x 8'11" (3.43m x 2.73m)

External
Garden to Rear (in need of attention)

Tenure - Freehold
Council Tax Band - C
EPC-D

Services
Mains Gas & Eklectric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

