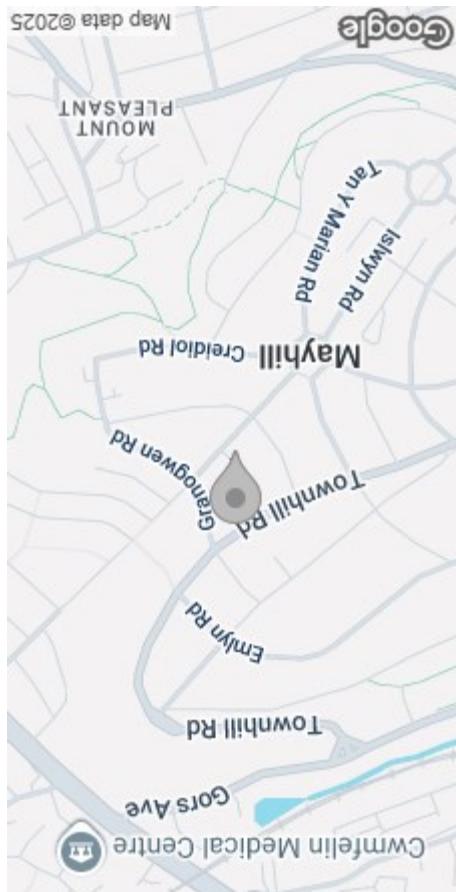
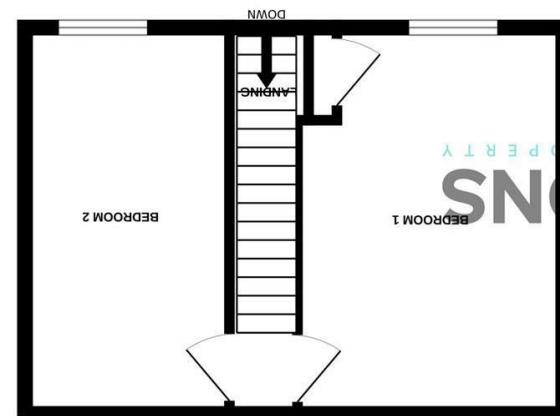


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

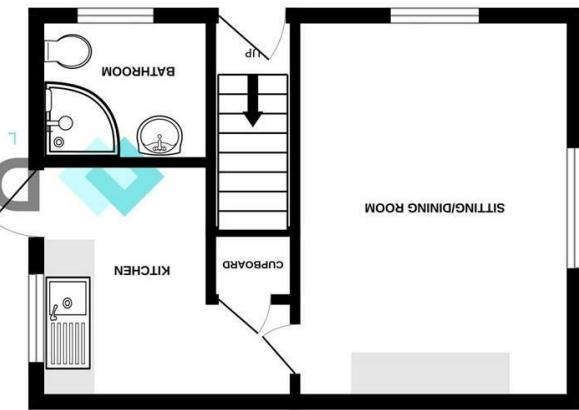
### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



93 Waun Wen Road  
Mayhill, Swansea, SA1 6UQ  
Offers Over £70,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Dawsons are pleased to offer for sale this semi-detached property, set on a generous corner plot in Mayhill.

The ground floor comprises an entrance hallway, lounge/dining room, kitchen, and shower room. Upstairs offers two double bedrooms.

Externally, there are gardens to the front and rear.

Conveniently located for Swansea City Centre, local schools, and amenities, this property is in need of updating, offering great potential as a first-time buy or investment.

Viewing is highly recommended to appreciate the opportunity on offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge/Dining Room

14'4" (into alcove) x 10'5"  
(4.39m (into alcove) x 3.18m)

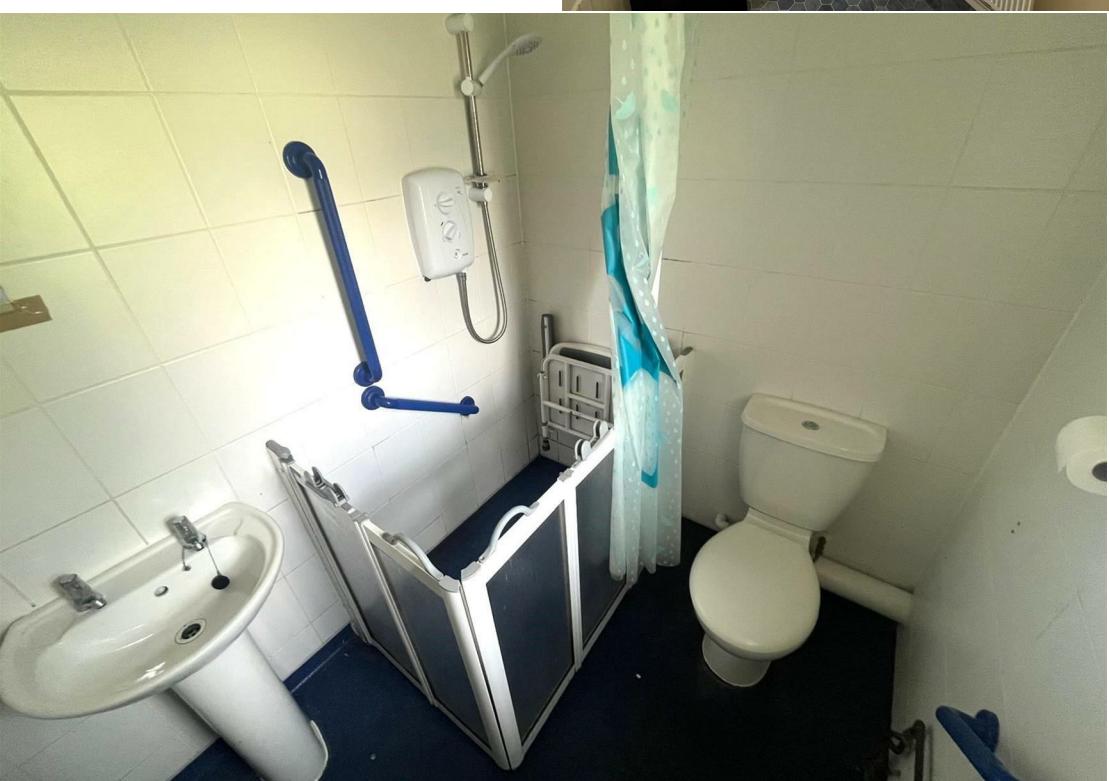
#### Kitchen/Breakfast Room (L Shaped)

14'3" x 13'1" (4.36m x 4.01m)

#### Shower Room

#### First Floor

#### Landing



**Bedroom 1**  
14'5" x 10'2" (4.40m x 3.10m)

**Bedroom 2**  
14'5" x 10'5" (4.40m x 3.20m)

#### External

#### Front & Rear Garden

**Tenure - Freehold**

**Council Tax Band - A**

**EPC - D**

#### Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

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.

