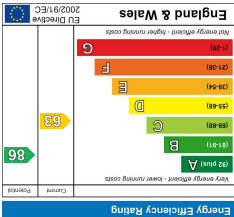
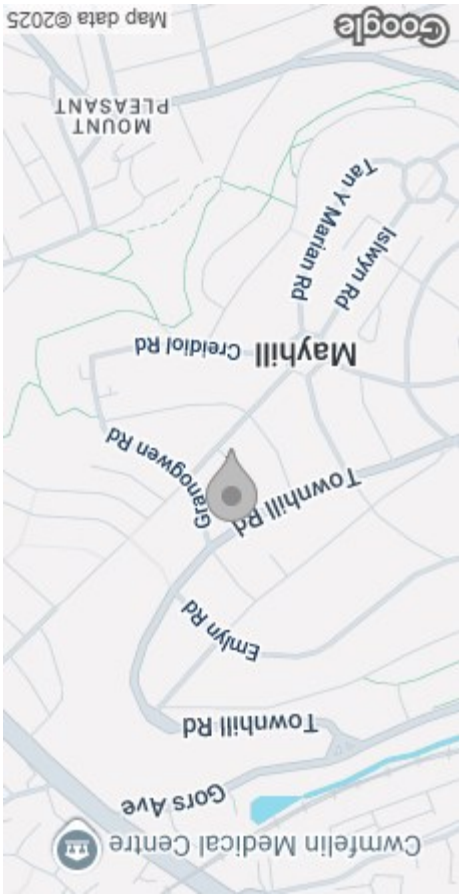


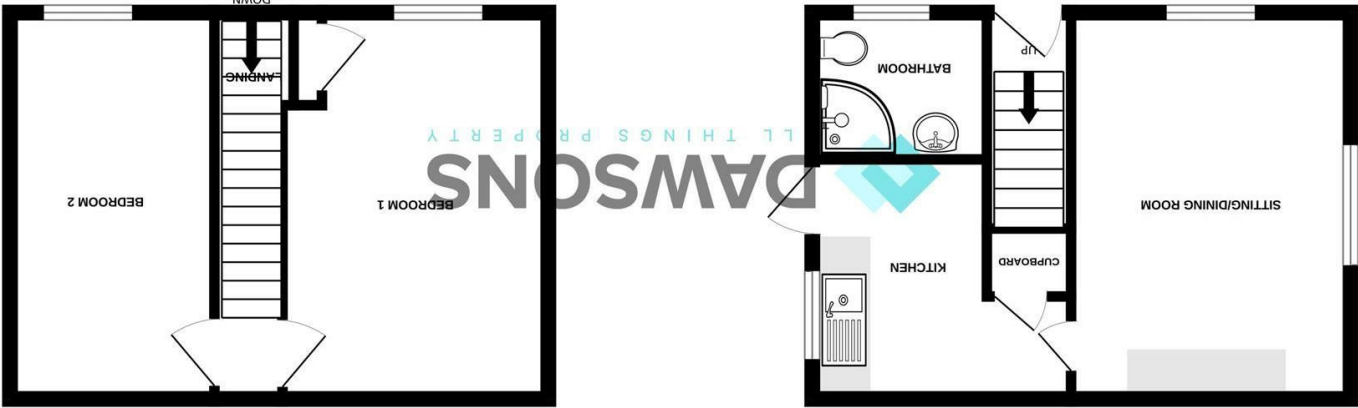
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



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.

