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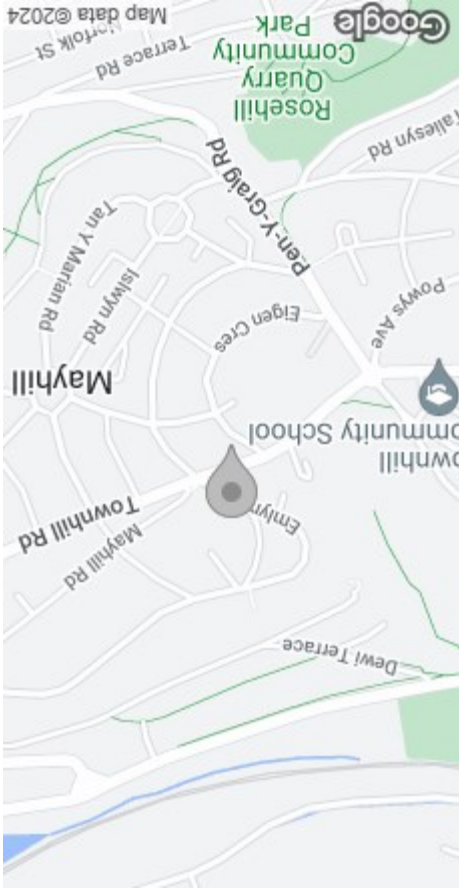


Eigen Crescent, Mayhill, Swansea, SA1

Approximate Area = 948 sq ft / 88 sq m

For identification only - Not to scale

## FLOOR PLAN



## AREA MAP



70 Eigen Crescent  
Mayhill, Swansea, SA1 6LE  
Offers Over £120,000





GENERAL INFORMATION

Dawsons offer for sale this end terrace property with beautiful view and located in the popular area of Mayhill, Swansea. The property comprises entrance hallway, lounge, kitchen/dining room, inner hallway, utility area and wet room to the ground floor. To the first floor there are three bedrooms. Externally the property offers off road parking to front and rear garden. The property is in convenient location to Swansea City Centre, Swansea Train Station, Swansea Bay, local schools and amenities. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
14'11" x 12'7" (4.57m x 3.86m)

Kitchen/Dining Room  
16'6" x 10'11" (5.05m x 3.35m)

Inner Hallway

Utility Area

Wet Room

First Floor

Landing



**Bedroom 1**  
14'11" x 9'6" (4.57m x 2.90m)

**Bedroom 2**  
11'8" x 8'11" (3.58m x 2.74m)

**Bedroom 3**  
9'3" x 8'7" (2.82m x 2.62m)

Off Road Parking to Front

Rear Garden

Tenure - Freehold

Council Tax Band - A

**N.B**  
You are advised to refer to Ofcom checker for mobile signal and coverage.

**N.B**  
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist. Asbestos was introduced in the 1930's and used up until the late 1990's in the production of down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive and so we advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

