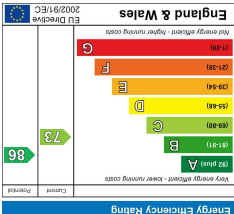
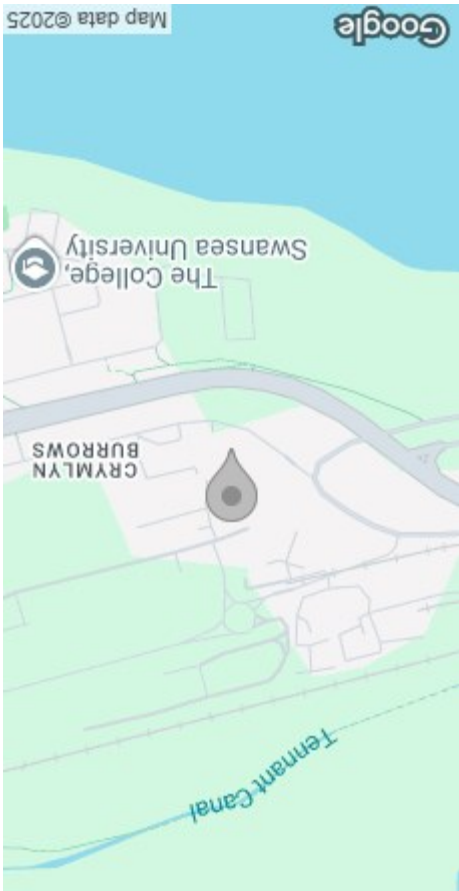


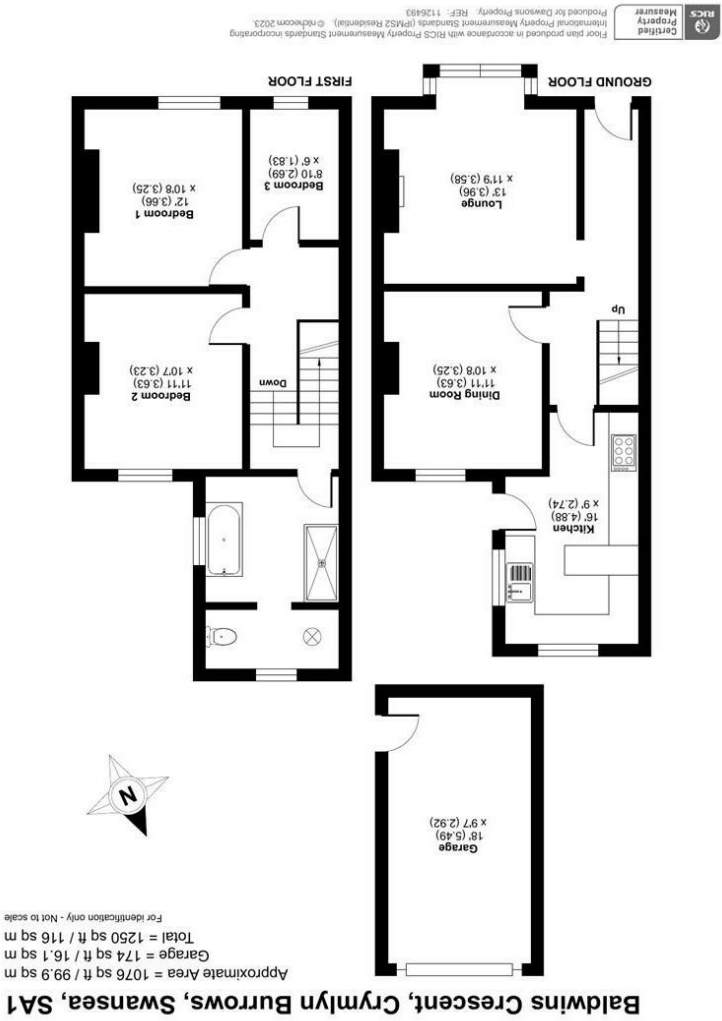
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Dawsons offer for sale this mid terrace property situated in Crymlyn Burrows, Swansea. The property features an entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally the property offers a front garden and a rear courtyard with rear pedestrian access and garage. The property is conveniently located close to Swansea City Centre and Swansea's latest Copr Bay development which offers a new 3500 capacity digital Arena, and social areas such as bars and restaurants. Further benefiting good transport links to M4 motorway, Singleton Hospital, Bay University and Swansea University. Ideal first time buy or investment. Viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1
12'11" x 11'8" (3.96m x 3.58m)

Reception 2
11'10" x 10'7" (3.63m x 3.25m)

Kitchen
16'0" x 8'11" (4.88m x 2.74m)

First Floor

Landing



Bedroom 1
12'0" x 10'7" (3.66m x 3.25m)
Bedroom 2
11'10" x 10'7" (3.63m x 3.23m)
Bedroom 3
8'9" x 6'0" (2.69m x 1.83m)
UPVC double glazed window to front,
radiator.

Bathroom

External

Front Garden

Rear Courtyard with
Pedestrian Access

Garage

Tenure - Freehold

Council Tax Band - B

N.B

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

