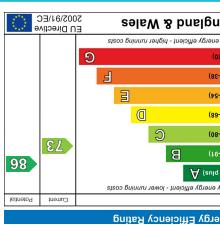
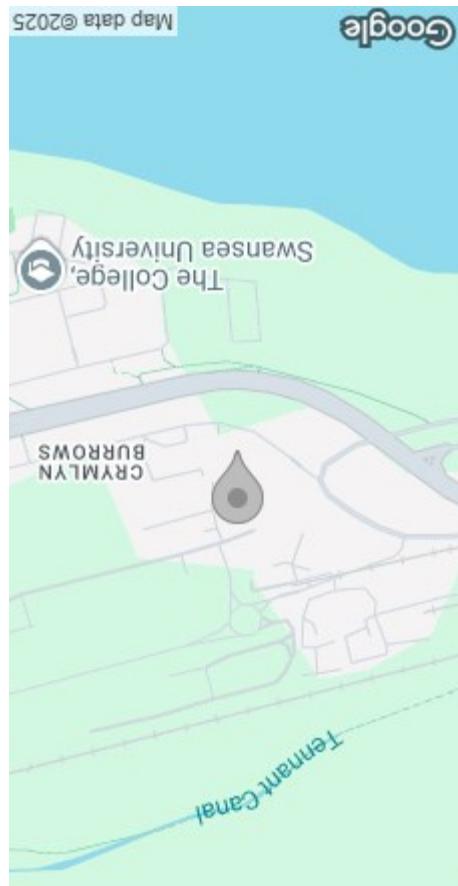




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN



**10 Baldwins Crescent**  
Crymlyn Burrows, Swansea, SA1 8QE  
Offers Over £150,000



## 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.

