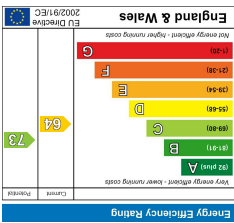




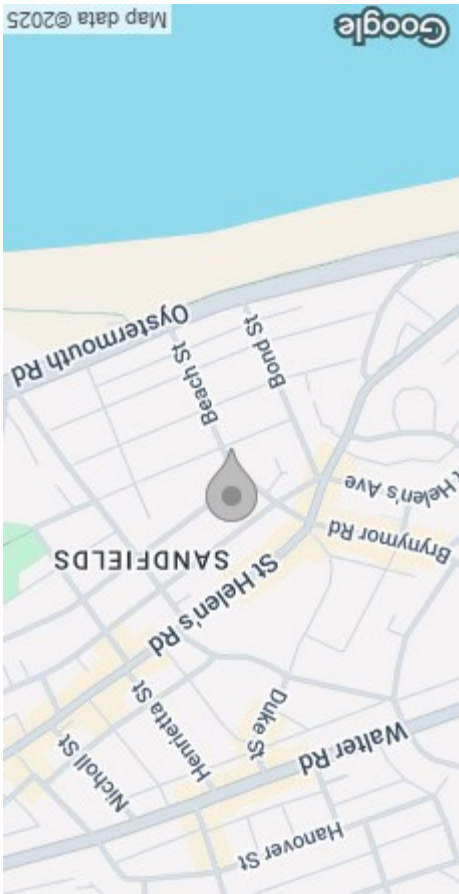
11 Walter Road, Swansea, SA1 5NF  
T 01792 646060 E sw@dawsonsproperty.co.uk  
W dawsonsproperty.co.uk

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.

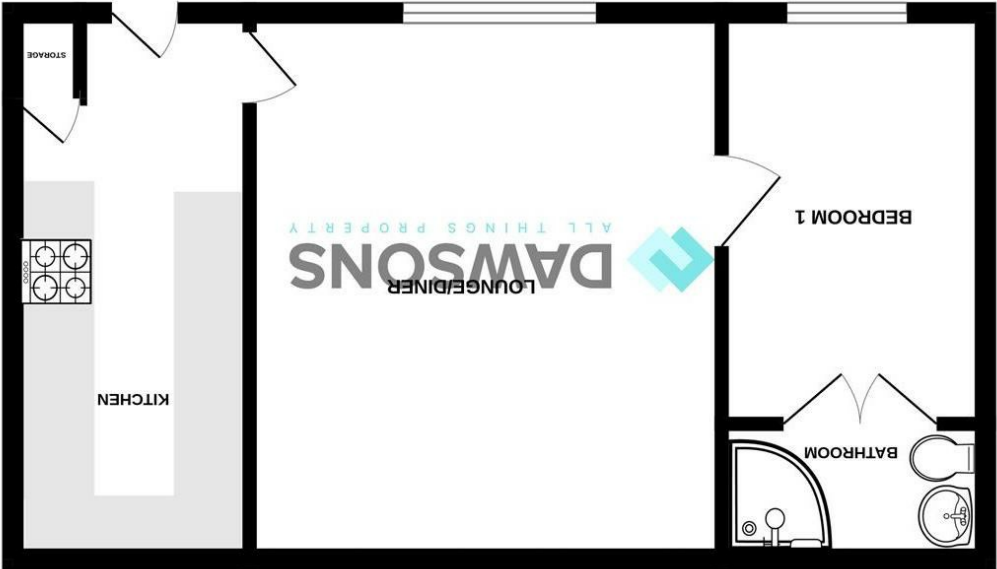
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



57c Vincent Street  
Sandfields, Swansea, SA1 3TZ  
Offers Over £100,000





GENERAL INFORMATION

An excellent opportunity to acquire this ground-floor flat in the popular Sandfields area—an ideal investment with strong rental demand.

The accommodation includes an entrance hall, modern kitchen, lounge/dining room, bedroom, and shower room.

Perfectly located for Swansea City Centre, Swansea Bay, Swansea University, and the Copr Bay development with its arena, parks, and vibrant leisure spaces.

Please note: the property has an absent freeholder.

FULL DESCRIPTION

Ground Floor Flat

Entrance

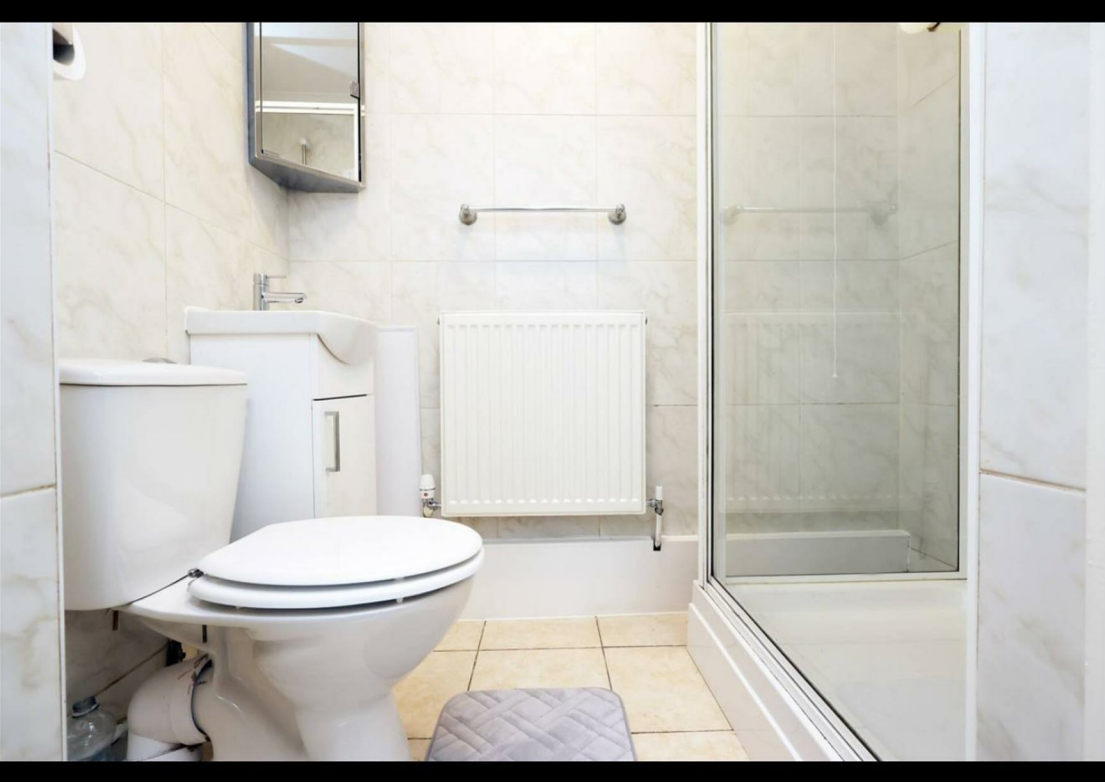
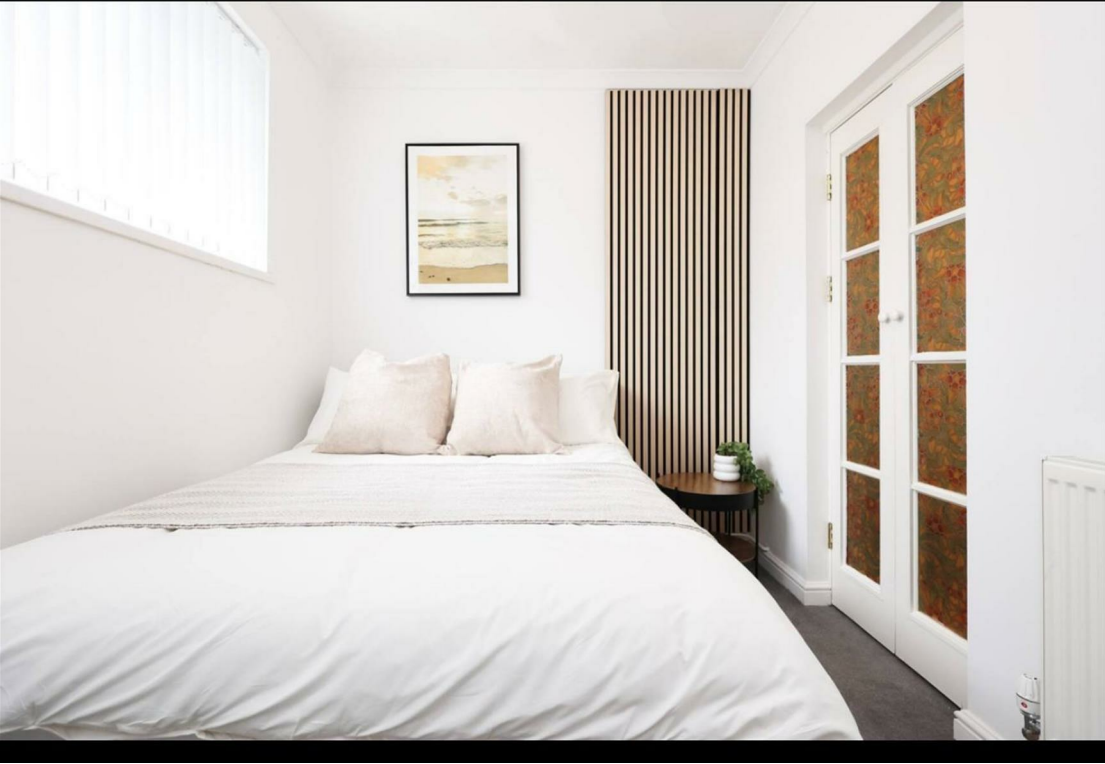
**Kitchen**  
11'3" x 6'5" (3.44m x 1.98m)

**Lounge/Dining Room**  
12'11" x 12'3" (3.96m x 3.74m)

**Bedroom**  
10'9" x 7'2" (3.30m x 2.20m)

Shower Room

**Tenure - Leasehold**  
Please note this property has an absent freeholder.



Council Tax Band - A

EPC-D

**Services**  
Main Gas & Electric  
Mains Sewerage

Water: Metered

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.