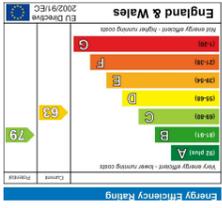
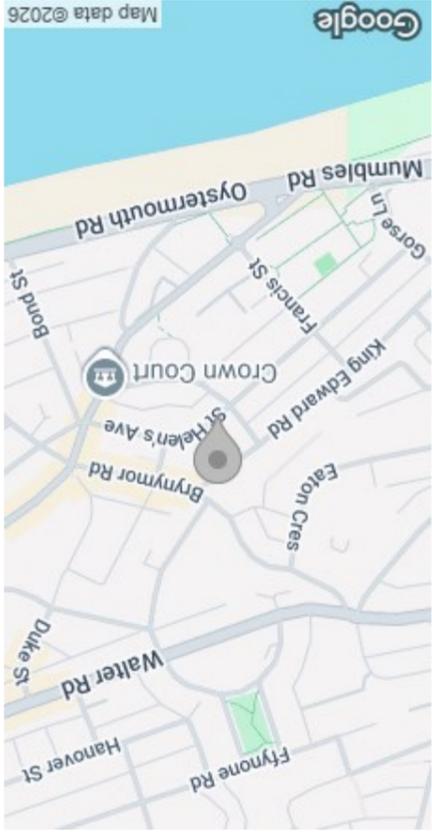


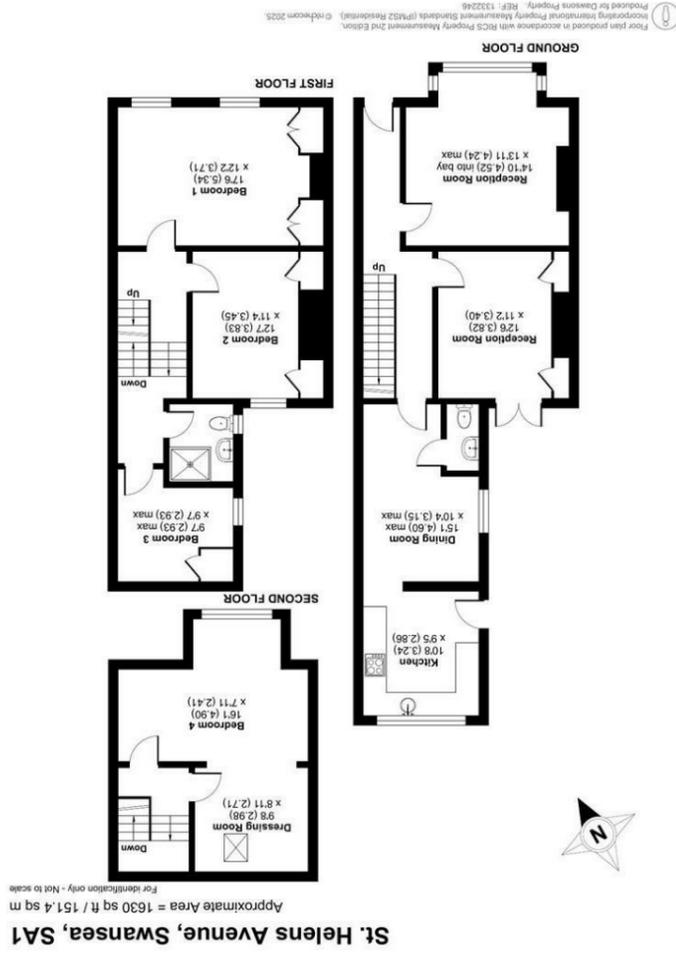
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



**31 St. Helens Avenue**  
 , Swansea, SA1 4ND  
**Offers Over £200,000**



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this well-presented mid-terrace property, ideally located in a sought-after area of Swansea.

The ground floor comprises a hallway, three reception rooms, a fitted kitchen, and a w.c. The first floor offers three bedrooms and a shower room, while the second floor features a spacious bedroom with an adjoining dressing room — ideal for a main suite or guest accommodation.

Externally, the property benefits from a front forecourt and an enclosed rear garden laid to patio, perfect for low-maintenance outdoor living.

Situated in a superb location close to Swansea City Centre, Swansea University, Swansea Bay, the vibrant Uplands quarter, and excellent local schools and amenities.

Viewing is highly recommended to fully appreciate the space and potential this home has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Hallway

#### Reception 1

14'9" (into bay) x 13'10" (max)  
(4.52 (into bay) x 4.24 (max))

#### Reception 2

12'6" x 11'1" (3.82 x 3.40)

#### WC

#### Dining Room

15'1" (max) x 10'4" (max) (4.60  
(max) x 3.15 (max))

#### Kitchen

10'7" x 9'4" (3.24 x 2.86)



### Ground Floor

#### Hallway

#### Reception 1

14'9" (into bay) x 13'10" (max)  
(4.52 (into bay) x 4.24 (max))

#### Reception 2

12'6" x 11'1" (3.82 x 3.40)

#### WC

#### Dining Room

15'1" (max) x 10'4" (max) (4.60  
(max) x 3.15 (max))

#### Kitchen

10'7" x 9'4" (3.24 x 2.86)



### First Floor

#### Landing

#### Bedroom 1

17'6" x 12'2" (5.34 x 3.71)

#### Bedroom 2

12'6" x 11'3" (3.83 x 3.45)

#### Shower Room

#### Bedroom 3

9'7" (max) x 9'7" (max) (2.93  
(max) x 2.93 (max))

### Second Floor

#### Landing

#### Bedroom 4

16'0" x 7'10" (4.90 x 2.41)

#### Dressing Room

9'9" x 8'10" (2.98 x 2.71)

### External

#### Front Forecourt

#### Enclosed Rear Garden

#### Tenure - Freehold

#### Council Tax Band - E

#### EPC-D

#### N.B

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

