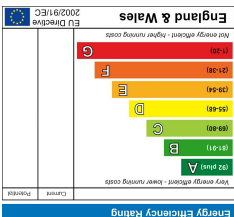


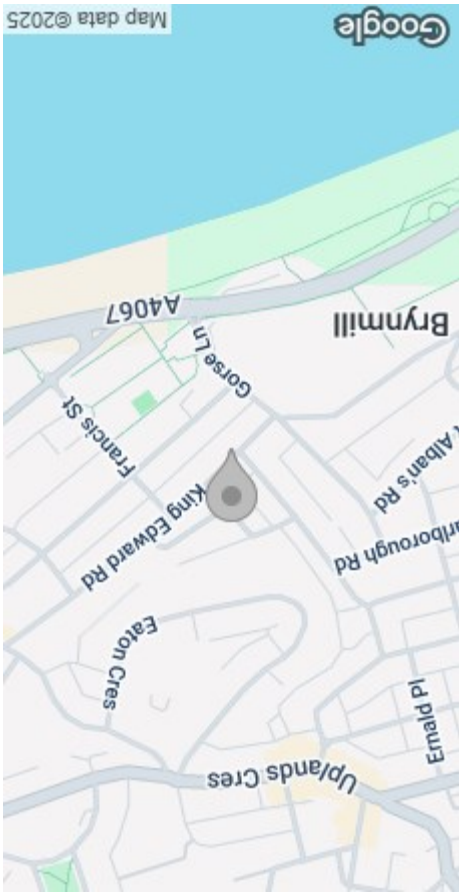
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 other items are approximate and no responsibility is taken for any error. 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 operation or efficiency can be given.

Made with Metropix ©2022



EPC



AREA MAP



71 King Edwards Road
, Swansea, SA1 4LX
Asking Price £230,000



GENERAL INFORMATION

Dawsons are delighted to offer for sale this mid-terrace property split into three separate flats situated in Brynmill, Swansea. The ground floor studio flat comprises lounge/bedroom, kitchen/dining room, and shower room. The first floor flat comprises lounge, kitchen/dining room, two bedrooms, and shower room.

The rear first floor flat comprises hallway/utility area, lounge, kitchen, bedroom, and shower room.

Externally the property offers an enclosed patio area and two parking spaces to rear. Sold with tenants in situ this investment purchase is conveniently located very close to Swansea University, the vibrant Uplands Quarter, Singleton Hospital and Swansea City Centre. For more details, please call 01792 646060 or email sw@dawsonsproperty.co.uk. Viewing is highly recommended to appreciate the accommodation on offer.

Tenure – Freehold
Council Tax Band – C
EPC - Flat A – C, Flat B – D, Flat C - D

FULL DESCRIPTION

Ground Floor Flat

Entrance

Lounge/Bedroom
19'4" (into bay) x 12'6" (5.90m (into bay) x 3.82m)

Kitchen
12'4" x 8'6" (3.77m x 2.60m)

Shower Room

First Floor Flat

Entrance

Hallway

Shower Room



Kitchen/Dining Room
23'9" x 10'0" (7.25m x 3.06m)

Landing

Bedroom 2
11'4" x 9'9" (3.46m x 2.99m)

Lounge
17'7" x 11'5" (5.37m x 3.49m)

Attic Room
6.23m (into eaves) x 5.00m

Rear First Floor Flat

Entrance

Hallway/Utility Room

Bedroom
10'1" x 7'1" (3.08m x 2.16m)

Lounge
13'11" x 8'11" (4.26m x 2.73m)

Kitchen
6'9" x 5'4" (2.08m x 1.65m)

Shower Room

External

Enclosed Rear Patio Area

Two Parking Spaces to Rear

Tenure - Freehold

Council Tax Band - C

EPC

Flat A - C
Flat B - D
Flat C - D

