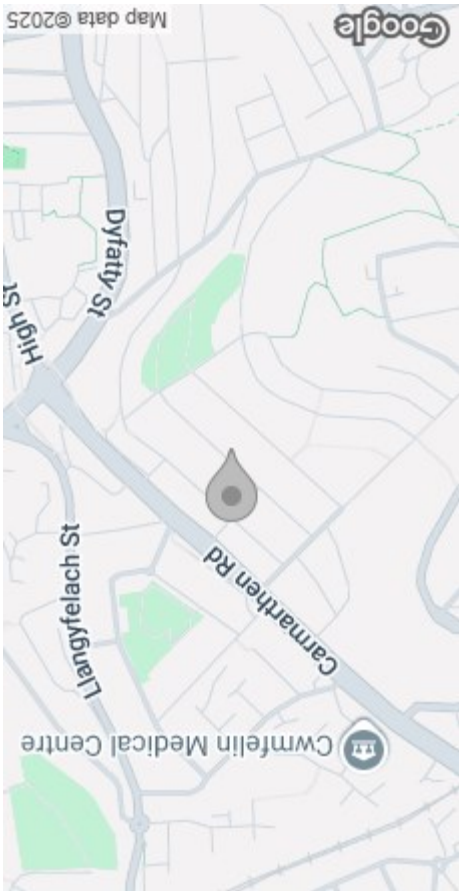


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other details are approximate and no responsibility is taken for any error. The floorplan, fixtures and fittings shown have not been based on any measurements and no guarantee is made with respect to the accuracy of the floorplan contained here. Measurements as to their accuracy or accuracy can be given.

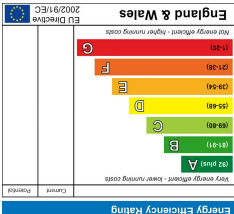


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

We offer for sale this mid terrace property situated in Waun Wen, Swansea. , This property comprises of entrance porch, lounge/dining room, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property offers steps leading to elevated front and step us to a rear courtyard. The property is conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre, Morfa Retail Park and Swansea.com Stadium. In need of updating. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

We offer for sale this mid terrace property situated in Waun Wen, Swansea. , This property comprises of entrance porch, lounge/dining room, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property offers steps leading to elevated front and step us to a rear courtyard. The property is conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre, Morfa Retail Park and Swansea.com Stadium. In need of updating. Viewing is highly recommended to appreciate the potential this property has to offer.

Ground Floor



- Entrance
- Porch
- Lounge/Dining Room
20'2" x 14'0" (6.16m x 4.27m)
- Kitchen
11'6" x 7'3" (3.53m x 2.21m)
- First Floor
- Landing
- Bedroom 1
15'5" x 8'4" (4.70m x 2.55m)
- Bedroom 2
12'1" x 8'3" (3.70m x 2.54m)
- Bedroom 3
8'9" x 5'0" (2.68m x 1.53m)
- Shower Room
- External
- Steps leading to elevated Front
- Steps Leading to Courtyard
- Tenure - Freehold
- Council Tax Band - B
- N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

