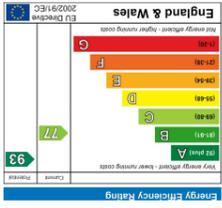


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 herein, measurements of rooms, doors and any other features are approximate and responsibility is taken by any prospective purchaser. The service, systems and appliances shown have been tested and guaranteed as to their operability at the time of the survey.



EPC



AREA MAP



FLOOR PLAN



158 Marcroft Road  
 Port Tennant, Swansea, SA1 8NH  
 Offers Over £180,000



## GENERAL INFORMATION

Dawsons are delighted to bring to market this well-presented semi-detached home, ideally positioned in the sought-after area of Port Tennant, Swansea.

Arranged over two floors, the property offers a welcoming entrance hallway, cloakroom, modern fitted kitchen, and a comfortable lounge/dining room with patio doors opening directly onto the rear garden. To the first floor are two well-sized bedrooms and a bathroom.

Externally, the home benefits from a neatly presented front forecourt laid with decorative stone, off-road parking leading to a garage, and an enclosed rear garden featuring a patio area perfect for outdoor dining or relaxing.

The property enjoys a highly convenient location, within easy reach of Swansea City Centre and the exciting Copr Bay development, home to a 3,500-capacity digital arena, bars, restaurants, and social spaces. Excellent transport links also provide straightforward access to Singleton Hospital, Swansea University, and the Bay Campus.

Early viewing is highly recommended to fully appreciate the lifestyle and convenience this attractive home has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Cloakroom

#### Kitchen

9'3" x 6'0" (2.83m x 1.83m)

#### Lounge/Dining Room

14'0" x 12'8" (4.28m x 3.87m)

### First Floor

#### Landing

#### Bedroom 1

11'0" x 10'9" (3.37m x 3.30m)



#### Bedroom 2

10'9" x 6'5" (3.28m x 1.96m)

#### Bathroom

#### External

Front Forecourt Laid to Decorative Stone

#### Garage

17'1" x 9'4" (5.22m x 2.85m)

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-C

#### Services

Mains Gas & Electric  
Mains Sewerage

Broadband - The current supplier is (You Fibre). The broadband type is Fibre

Mobile - There are no known issues with mobile coverage .

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

