Hafod, Swansea, SA12LL

Offers Over £100,000

14 Aberdyberthi Street







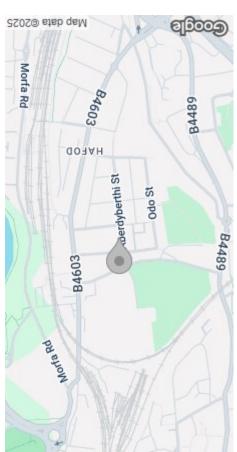




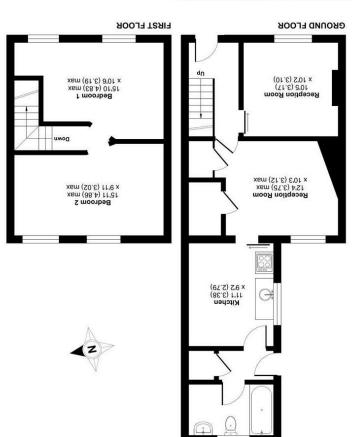


**AREA MAP FLOOR PLAN** 

Aberdyberthi Street, Swansea, SA1



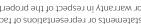
m ps  $6.08 \ \text{l}$  ft  $R = 818 \ \text{M}$  and  $R = 80.98 \ \text{m}$  for identification only - Not to scale







or warranty in respect of the property. 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 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



#### **GENERAL INFORMATION**

We are delighted to offer for sale this midterrace property in the popular residential area of Hafod, Swansea.

The ground floor comprises an entrance hallway, two reception rooms, a kitchen, and a bathroom, with two double bedrooms to the first floor. Externally, there is a rear garden.

Ideally located close to local amenities, schools, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

An excellent opportunity for first-time buyers or investors. The property is in need of updating and has Japanese Knotweed with a management plan in place. Viewing is highly recommended to appreciate the potential on offer.

#### **FULL DESCRIPTION**

**Ground Floor** 

**Entrance** 

**Porch** 

Reception 1

10'4" x 10'2" (3.17m x 3.10m)

Reception 2 12'3" (max) x 10'2" (max) (3.75m (max) x 3.12m (max))

11'1" x 9'1" (3.38m x 2.79m)

**Inner Hallway** 

**Bathroom** 

Kitchen













# First Floor

#### Landing

### Bedroom 1

15'10" (max) x 10'5" (max) (4.83m (max) x 3.19m (max))

Bedroom 2 15'11" (max) x 9'10" (max) (4.86m (max) x 3.02m (max))

## **External**

## **Garden to Rear**

**Tenure - TBC** 

Council Tax Band - B

**EPC-TBC** 

#### Services

Mains Gas & Electric Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Please note there is Japanese Knotweed at this property with a plan in place.