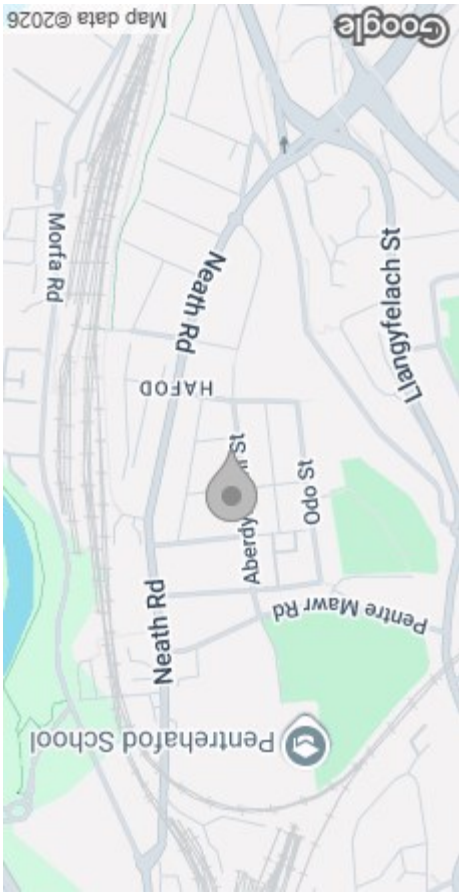


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 layout contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here and been tested and no guarantee as to their operability or efficiency can be given.

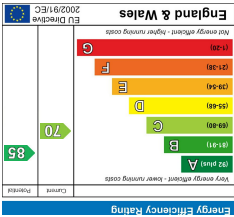


FLOOR PLAN



AREA MAP

EPC



43 Aberdyberthi Street
Hafod, Swansea, SA1 2NF
Offers Over £150,000

3 2 2 C

GENERAL INFORMATION

A beautifully renovated three-bedroom mid-terrace home, finished to a high standard and set within the popular residential area of Hafod, Swansea.

The property offers a well-balanced layout comprising an entrance porch, hallway, lounge opening into the dining room, a modern fitted kitchen, utility room, and bathroom to the ground floor. To the first floor are three bedrooms and a shower room.

Externally, the home benefits from an enclosed rear garden with an outbuilding and rear pedestrian access.

Conveniently located close to local amenities, schools, and enjoying excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium, this property presents an ideal opportunity for families, first-time buyers, or investors alike.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge Opening To
12'9" x 10'9" (3.89m x 3.29m)

Dining Room
10'9" x 10'5" (3.29m x 3.19m)

Kitchen
10'0" x 9'1" (3.07m x 2.78m)

Utility Room
10'0" x 3'6" (3.07m x 1.09m)



Bathroom

First Floor

Landing

Bedroom 1
16'2" x 10'9" (4.95m x 3.29m)

Bedroom 2
11'6" x 10'10" (3.52m x 3.31m)

Bedroom 3
11'11" x 10'0" (3.65m x 3.07m)

Shower Room

External

Garden to Rear

Outbuilding
12'0" x 7'0" (3.66m x 2.15m)

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - B

EPC - C

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.

