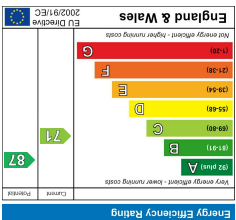
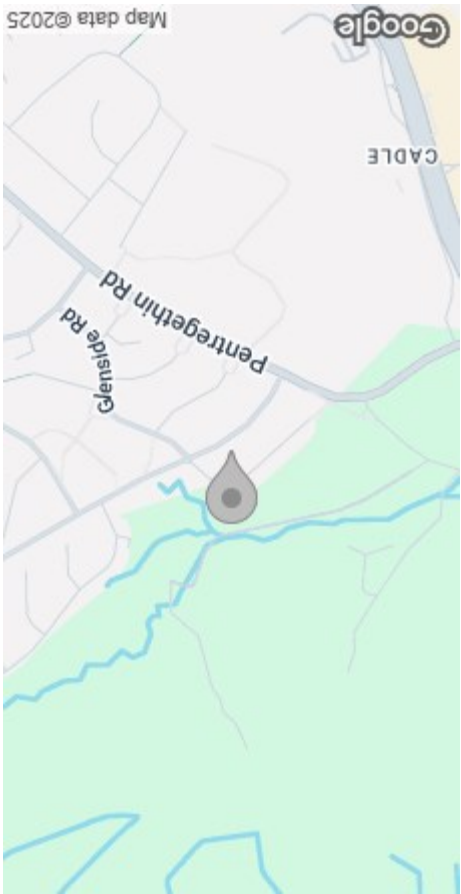


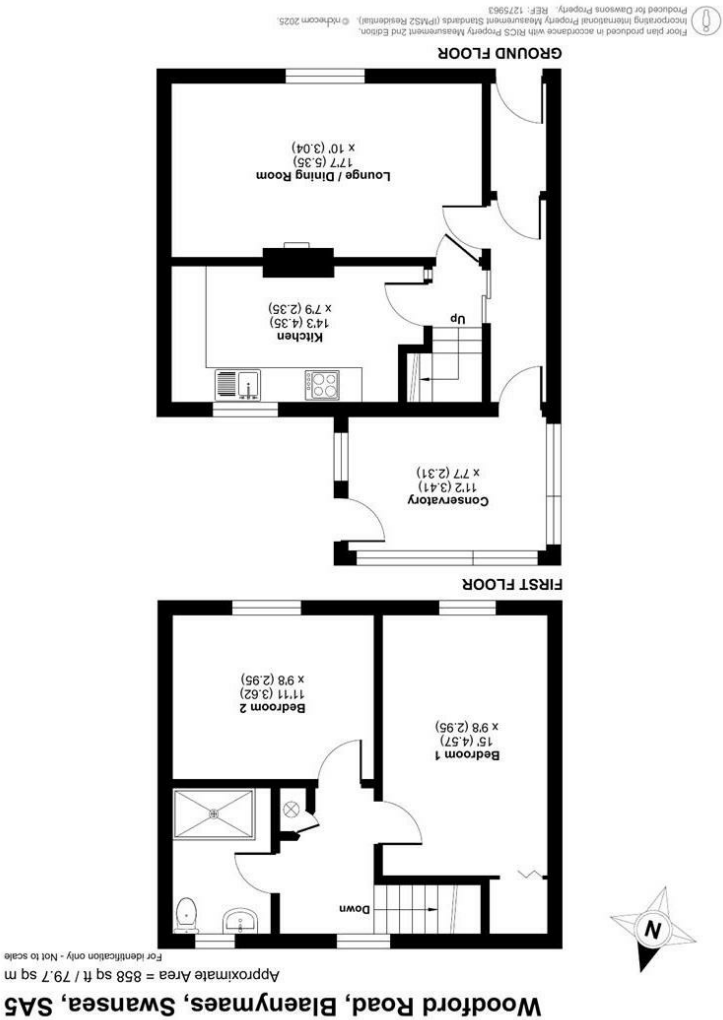
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons are pleased to offer for sale this mid-terrace property situated in the popular area of Blaenymaes, Swansea.

The accommodation comprises an entrance porch, hallway, lounge/dining room, lean-to, and kitchen on the ground floor. To the first floor, there are two double bedrooms and a shower room.

Outside, the property benefits from both front and rear gardens.

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

In need of modernisation, this property offers great potential and would make an ideal first-time purchase or investment opportunity.

Viewing is highly recommended to appreciate what this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge/Dining Room
17'6" x 9'11" (5.35m x 3.04m)

Kitchen
14'3" x 7'8" (4.35m x 2.35m)

Lean To
11'2" x 7'6" (3.41m x 2.31m)

First Floor

Landing



Bedroom 1
14'11" x 9'8" (4.57m x 2.95m)

Bedroom 2
11'10" x 9'8" (3.62m x 2.95m)

Shower Room

External

Garden to Front

Garden to Rear

Tenure - Freehold

Council Tax Band - A

EPC-C

N.B
"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."

