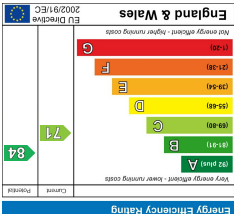
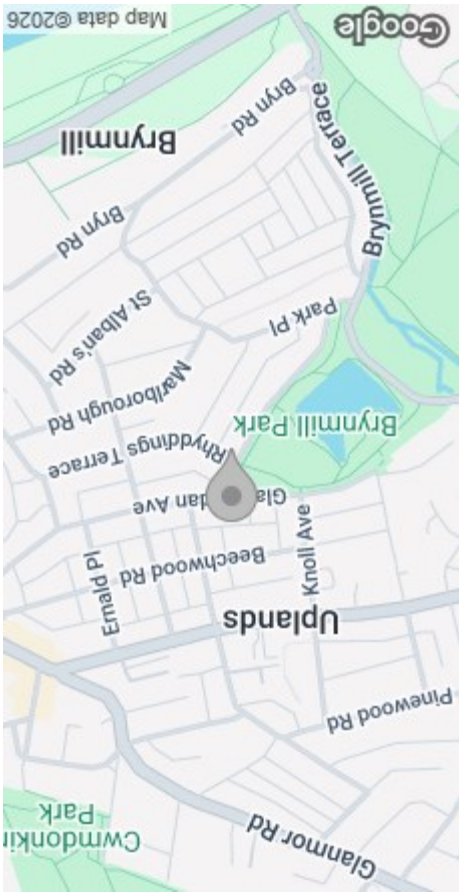


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Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurement of doors, windows, walls, etc. may differ from the actual measurements and the figures are given as a guide only. The figures are not intended to be used as a basis for any calculation or comparison and should not be used for any other purpose. The figures are given as a guide only and should not be used for any other purpose. The figures are given as a guide only and should not be used for any other purpose.



EPC



AREA MAP



165 Rhyddings Terrace
Brynmill, Swansea, SA2 0DP
Offers Over £190,000

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GENERAL INFORMATION

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

The ground floor features an entrance porch, hallway, two reception rooms, and a kitchen/dining room, while the first floor offers three bedrooms and a shower room.

Externally, the property benefits from a front forecourt and a rear courtyard.

Ideally located close to Swansea University, the vibrant Uplands Quarter, Singleton Hospital, and Swansea City Centre, the property is well-placed for both homeowners and investors.

The property previously held an HMO licence which has since lapsed, offering excellent potential for reinstatement (subject to necessary approvals).

FULL DESCRIPTION



Ground Floor

Entrance

Porch

Hallway

Lounge

11'10" x 11'9" (into alcove)
(3.61m x 3.60m (into alcove))

Reception Room

11'5" x 9'2" (into alcove) (3.50m
x 2.81m (into alcove))

Kitchen/Dining Room

24'6" x 9'1" (7.47m x 2.79m)

First Floor

Landing

Bedroom 1

15'1" (into alcove) x 11'10"
(4.60m (into alcove) x 3.62m)

Bedroom 2

11'3" x 9'3" (into alcove) (3.45m
x 2.83m (into alcove))

Bedroom 3

13'0" x 9'5" (into alcove) (3.97m
x 2.89m (into alcove))

Shower Room

External

Front Forecourt

Courtyard to Rear

Tenure - Freehold

Council Tax Band - D

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.

LAPSED HMO