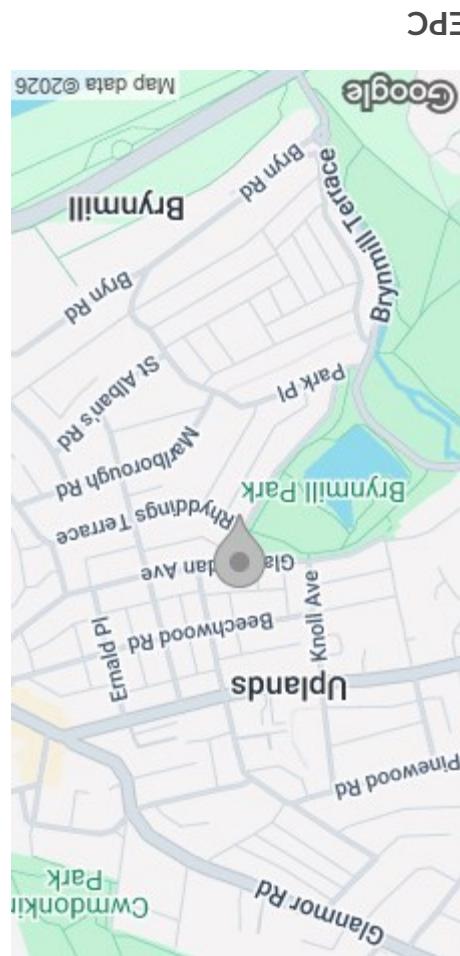


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



## 165 Rhyddings Terrace

Brynmill, Swansea, SA2 0DP

Offers Over £190,000



3 1 2 C



3 1 2 C

## 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