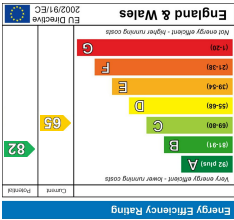
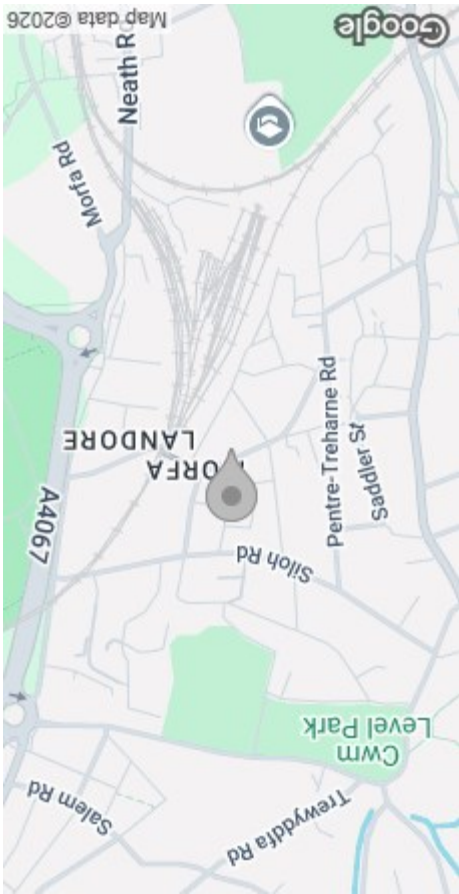


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

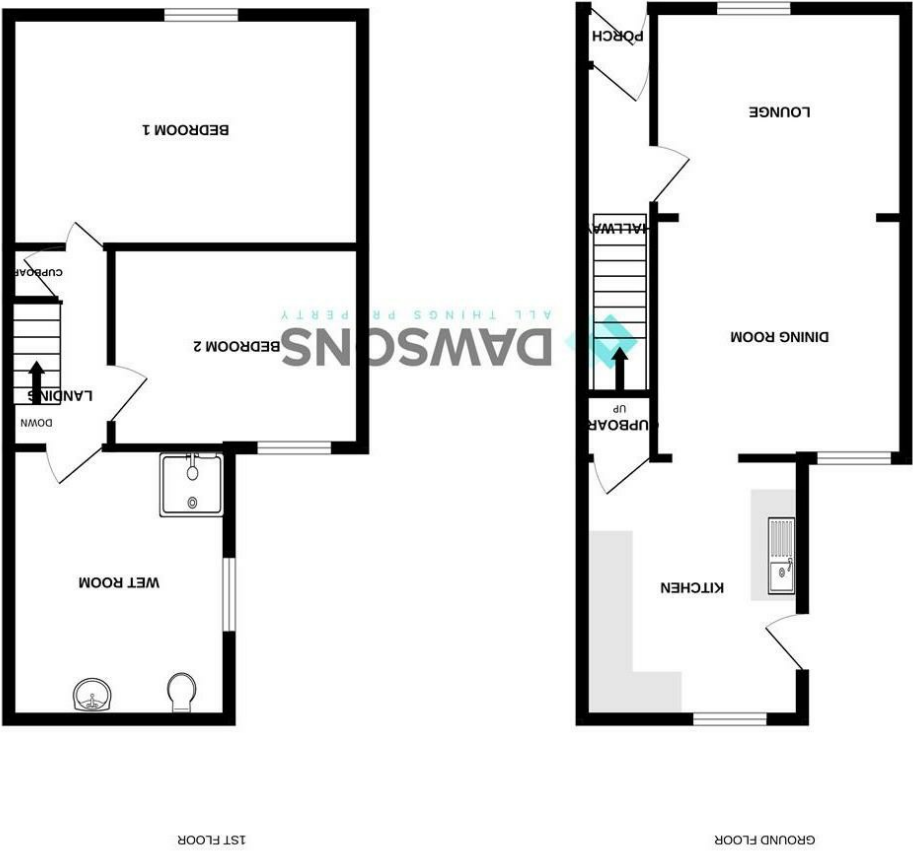
These views having been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.



EPC



AREA MAP



GENERAL INFORMATION

We are pleased to bring to market this well-located mid-terrace home, situated in the popular residential area of Landore, offering an excellent opportunity for first-time buyers or investors alike.

The accommodation comprises an entrance hallway, a bright and comfortable lounge opening into a dining area, and a fitted kitchen to the ground floor. Upstairs, the property offers two well-proportioned bedrooms and a practical wet room.

Externally, the home benefits from an enclosed rear garden, providing a private outdoor space ideal for everyday use.

Conveniently positioned close to local schools and amenities, the property also enjoys excellent transport links to the Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium, with easy access to the M4 Motorway.

An ideal purchase for those looking to step onto the property ladder or expand a rental portfolio. Viewing is highly recommended to appreciate the location and potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge Opening To:
12'0" x 9'4" (3.68m x 2.86m)

Dining Room
11'3" x 10'8" (3.44m x 3.26m)

Kitchen
11'8" x 9'10" (3.57m x 3.01m)

First Floor

Landing



Bedroom 1
15'10" x 10'4" (4.83m x 3.17m)

Bedroom 2
11'3" x 9'0" (3.43m x 2.75m)

Wet Room

External

Enclosed Rear Garden

Tenure - Freehold

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.

