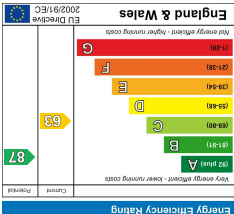
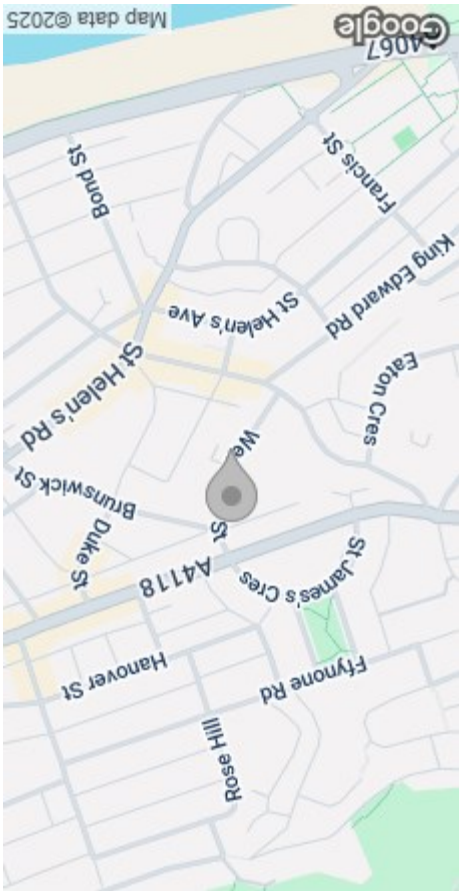


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 delighted to offer for sale this well presented mid-terrace property set over four floors situated in the central location of Swansea. The property feature entrance hallway, spacious lounge/dining room to the ground floor. To the lower ground floor there is the kitchen, bathroom and lounge/dining rooms with French doors opening to rear garden. To the first floor there are two bedrooms and an attic room to the second floor. Externally the property offers a front forecourt and an enclosed rear courtyard. This property is conveniently located very close to Swansea University, the vibrant Uplands Quarter, Singleton Hospital and Swansea City Centre. Viewing is highly recommended to appreciate the accommodation on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge  
22'4" x 16'11" (6.82m x 5.16m)

Lower Ground Floor

Lounge/Dining Room  
14'6" x 11'10" (4.44m x 3.63m)

Kitchen  
9'8" x 8'4" (2.96m x 2.56m)

Bathroom



First Floor

Landing

Bedroom 1  
16'11" x 10'9" (5.16m x 3.28m)

Bedroom 2  
12'7" x 10'6" (3.84m x 3.22m)

Second Floor

Attic Room  
14'8" x 11'1" (4.48m x 3.38m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

Services

Mains Gas & Electric  
Mains Sewerage  
Water - Billed

"Broadband – The current supplier is Virgin

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier EE.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage."

