



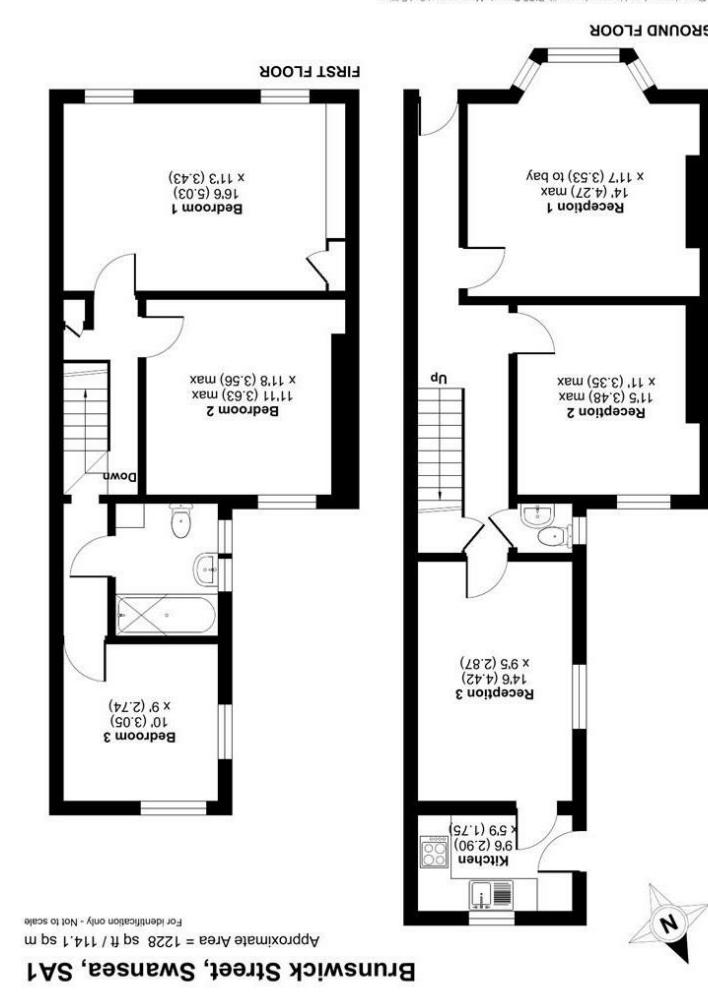
These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



67 Brunswick Street

, Swansea, SA1 4JR

Offers Over £170,000



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this ideal family home situated in the central part of Swansea. This generously sized property comprises of entrance hallway, three reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom.

Externally the property a front garden and an enclosed courtyard to rear. Situated in superb location to Swansea City Centre, Swansea Train Station, Swansea Beach, local schools and amenities. Viewing is highly recommended to appreciate potential this property has to offer.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Reception 1

14'0" (max) x 11'6" (to bay)  
(4.27m (max) x 3.53m (to bay))



#### Reception 2

11'5" (max) x 10'11" (max)  
(3.48m (max) x 3.35m (max))



#### W.C

#### Reception 3

14'6" x 9'4" (4.42m x 2.87m)



### Kitchen

9'6" x 5'8" (2.90m x 1.75m)

### First Floor

#### Landing

#### Bedroom 1

16'6" x 11'3" (5.03m x 3.43m)

#### Bedroom 2

11'10" (max) x 11'8" (max)  
(3.63m (max) x 3.56m (max))

#### Bedroom 3

10'0" x 8'11" (3.05m x 2.74m)

### Bathroom

### External

### Front Garden

### Enclosed Rear Courtyard

### Tenure - Freehold

### Council Tax Band - C

#### N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

