

GENERAL INFORMATION

Dawsons are pleased to bring to market this mid-terrace property, ideally positioned in the ever-popular area of St Thomas, Swansea.

The accommodation comprises an entrance hallway, lounge, and a kitchen/dining room to the ground floor. To the first floor, there are two bedrooms and a bathroom.

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

Conveniently located within close proximity to Swansea City Centre, SA1 Waterfront, Parc Tawe Retail Park, the Swansea.com Stadium, and the impressive Copr Bay development, including Swansea Arena. The property also enjoys excellent road links via Fabian Way, providing easy access to the M4 and Swansea University's Bay Campus.

An ideal first-time buy or investment opportunity. Early viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
13'9" x 10'11" (into alcove)
(4.20m x 3.34m (into alcove))

Kitchen/Dining Room
14'9" x 8'10" (4.50m x 2.70m)

First Floor

Landing

Bedroom 1
12'1" x 10'9" (3.70m x 3.30m)



Bedroom 2
9'2" x 9'2" (2.80m x 2.80m)

Bathroom

External

Front Forecourt

Garden To Rear

Tenure - Freehold

Council Tax Band - A

EPC-D

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.

