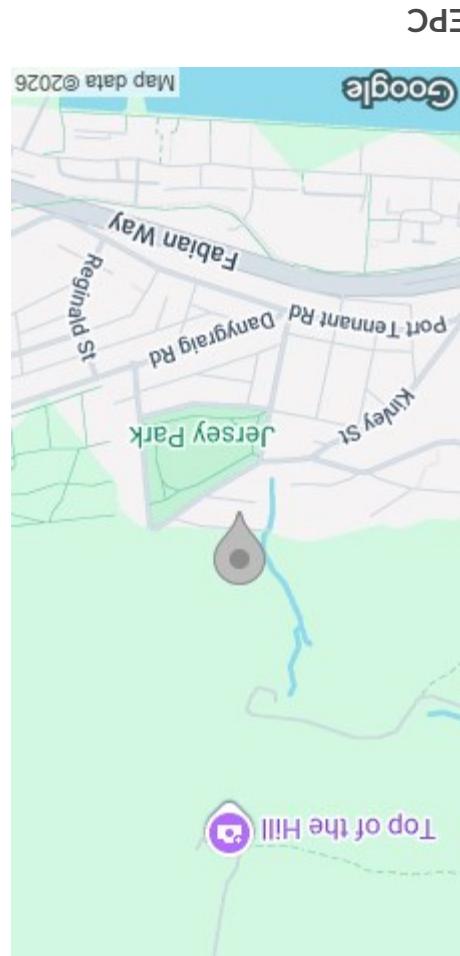


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every care has been made to ensure the accuracy of the information contained herein, measurements, dimensions, areas and any other details are approximate and no responsibility is taken for any errors.

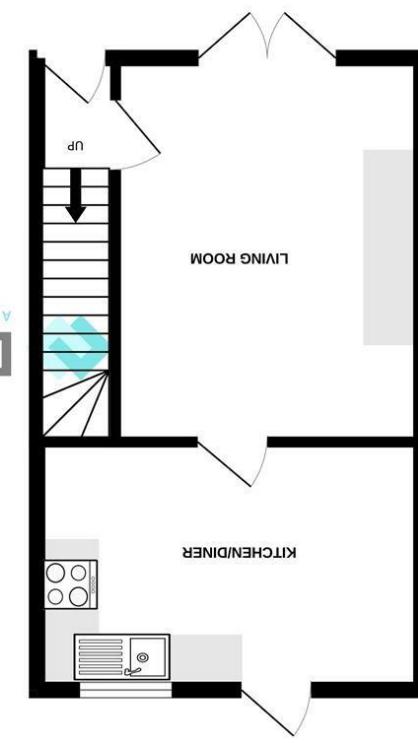
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AREA MAP



1ST FLOOR



GROUNDFLOOR

FLOOR PLAN



2 Gwynne Terrace  
St. Thomas, Swansea, SA1 8HP  
Asking Price £120,000



## 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.

