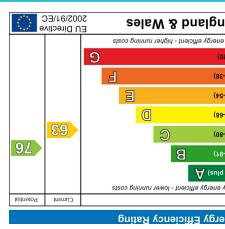
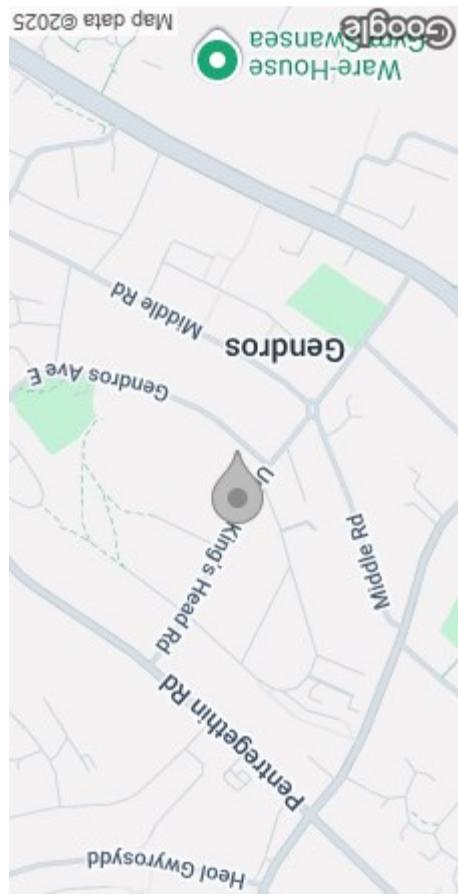




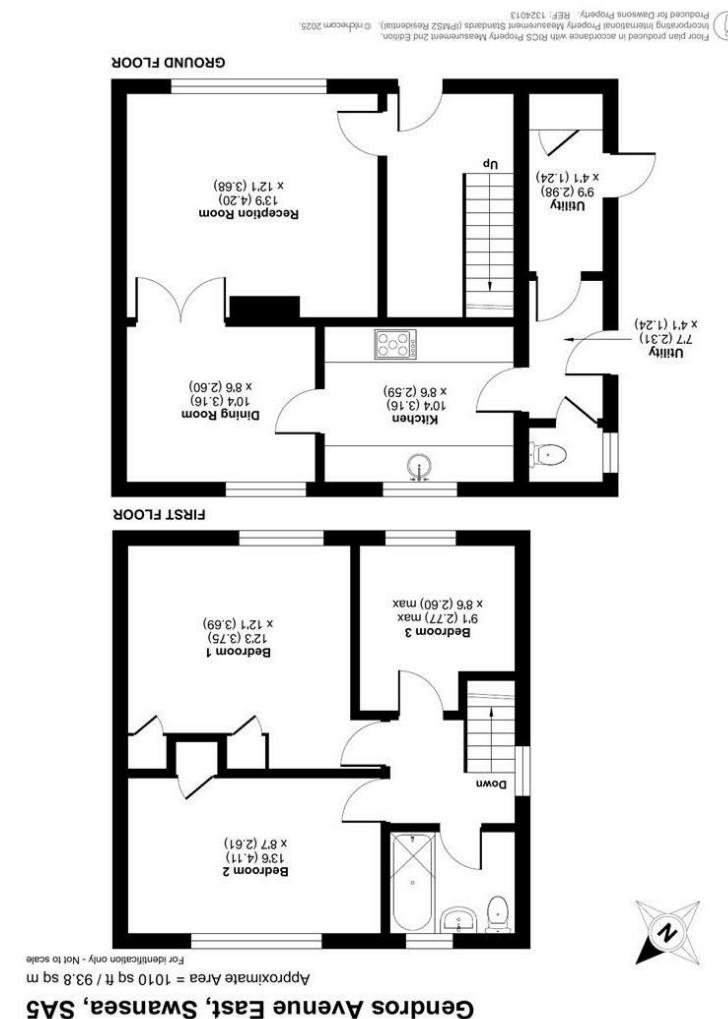
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Gendros Avenue East, Swansea, SA5

FLOOR PLAN



## 6 Gendros Avenue East

Gendros, Swansea, SA5 8DE

Asking Price £100,000



## GENERAL INFORMATION

CASH BUYERS ONLY- Dawsons are pleased to present for sale this semi-detached property, ideally located in the popular area of Gendros, Swansea. The accommodation comprises an entrance hallway, two reception rooms, kitchen, ground floor w.c., and two utility rooms. To the first floor, there are three bedrooms and a bathroom.

Externally, the property benefits from a front garden with driveway, a rear garden providing outdoor space, and side pedestrian access.

Please note, the property is of non-standard steel frame construction, which may affect mortgage lending—interested parties are advised to make the necessary financial enquiries.

Conveniently situated close to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, and a range of local schools and amenities, this home offers excellent potential.

Viewing is highly recommended to appreciate the opportunity on offer.



## FULL DESCRIPTION

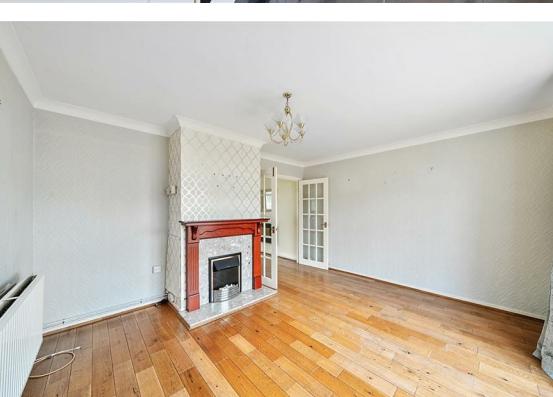
### Ground Floor

#### Entrance

#### Hallway

#### Reception Room

13'9" x 12'0" (4.20m x 3.68m)



#### Dining Room

10'4" x 8'6" (3.16m x 2.60m)

#### Kitchen

10'4" x 8'5" (3.16m x 2.59m)



#### Utility1

7'6" x 4'0" (2.31m x 1.24m)

#### W.C

#### Utility 2

9'9" x 4'0" (2.98m x 1.24)



### First Floor

#### Landing

#### Bedroom 1

12'3" x 12'1" (3.75m x 3.69m)

#### Bedroom 2

13'5" x 8'6" (4.11m x 2.61m)

#### Bedroom 3

9'1" (max) x 8'6" (max) (2.77m (max) x 2.60m (max))

#### Bathroom

#### External

#### Front Garden & Driveway

#### Side Pedestrain Access

#### Garden to Rear

#### Tenure - Freehold

#### Council Tax Band - B

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

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.

#### N.B

The property is of non-traditional construction. The materials used are (steel framed). Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability

