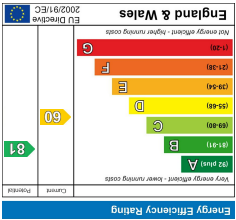
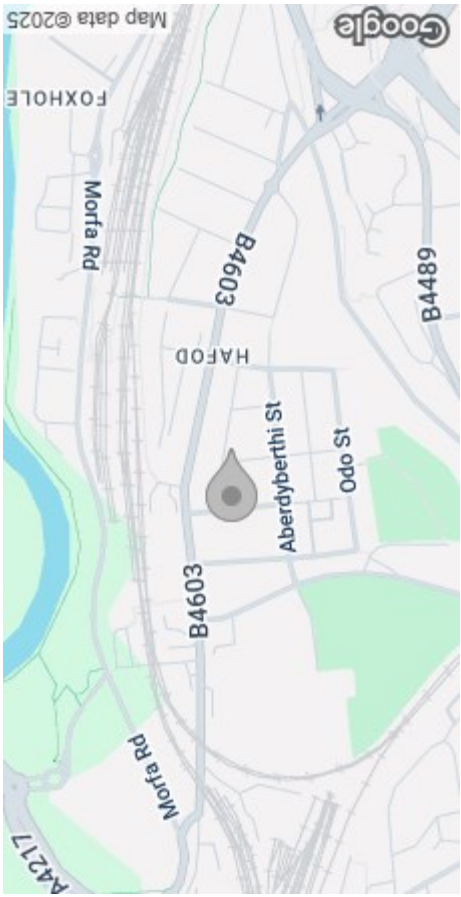


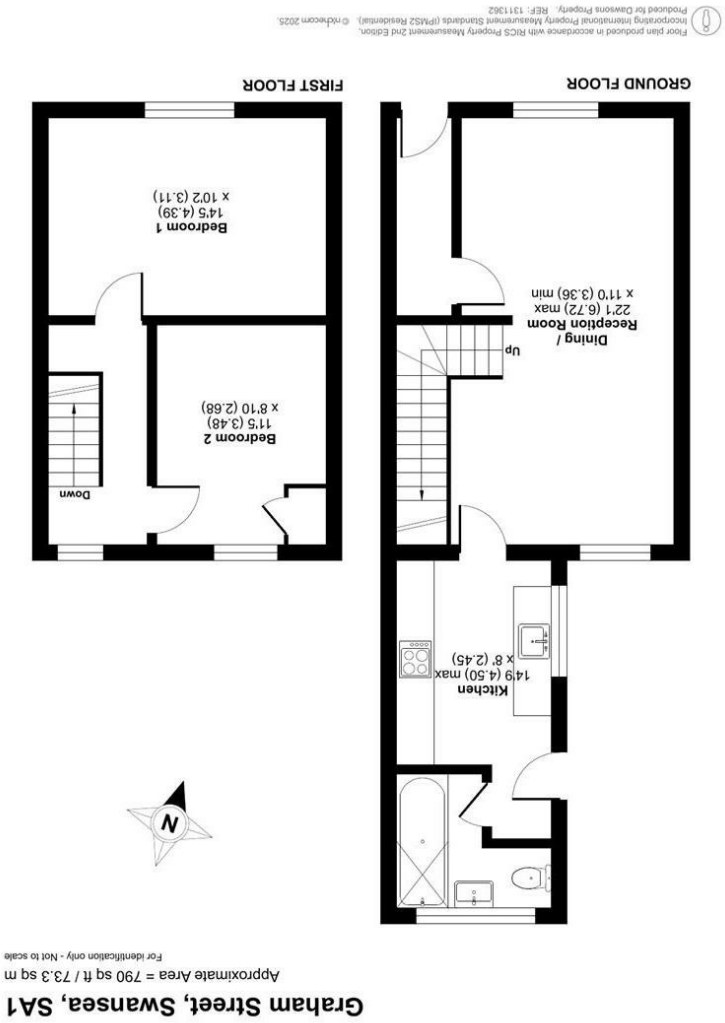
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



13 Graham Street
Hafod, Swansea, SA1 2NB
Offers Over £120,000

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GENERAL INFORMATION

We are delighted to offer for sale this well-positioned mid-terrace property, situated in the popular residential area of Hafod, Swansea.

Ground Floor:
The accommodation comprises an entrance hallway, a lounge/dining room, kitchen, and a ground floor bathroom.

First Floor:
Offers two double bedrooms.

External:
The property benefits from an enclosed rear garden, providing private outdoor space.

Ideally located close to local amenities, schools, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

An ideal opportunity for first-time buyers or investors. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
22'0" (max) x 11'0" (min) (6.72m (max) x 3.36m (min))

Kitchen
14'9" (max) x 8'0" (4.50m (max) x 2.45m)

Inner Hallway

Bathroom



First Floor

Landing

Bedroom 1
14'4" x 10'2" (4.39m x 3.11m)

Bedroom 2
11'5" x 8'9" (3.48m x 2.68m)

External

Enclosed Rear Garden

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.

