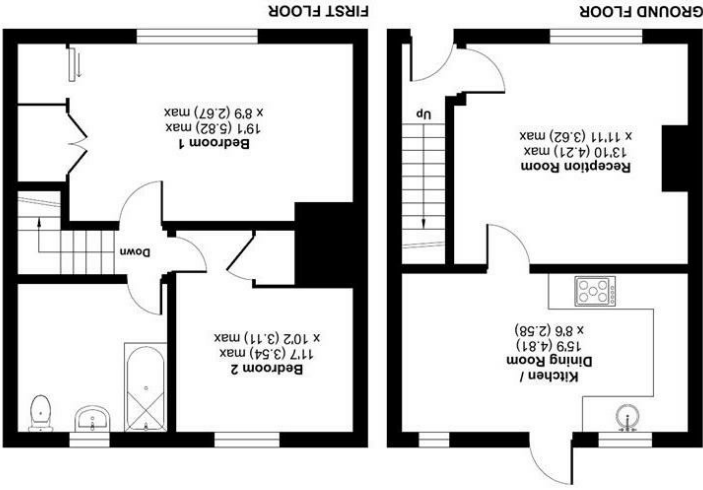


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS).
Produced for Dawsons Property, REF: 1345751

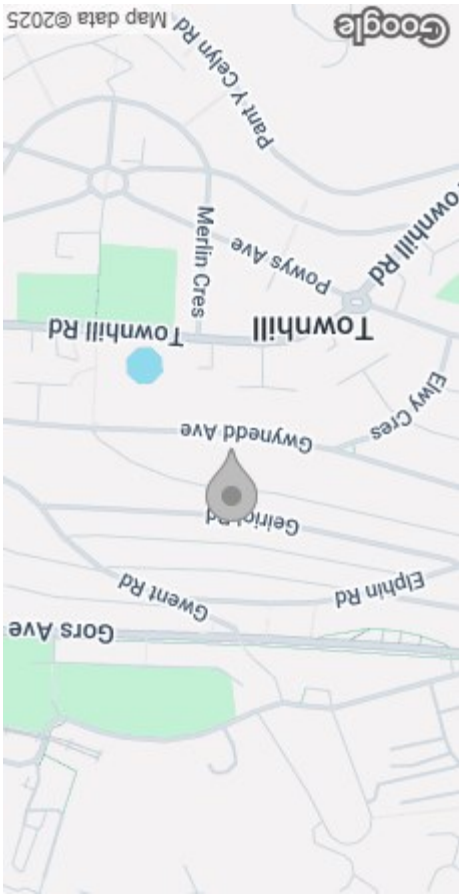


Gwynedd Avenue, Swansea, SA1

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP

GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace ex-local authority property situated in the popular area of Townhill, Swansea.

The ground floor comprises an entrance hallway, lounge, and kitchen, while the first floor offers two double bedrooms and well sized bathroom.

Externally, the property benefits from large front and rear gardens, with the added advantage of owned solar panels, providing potential energy savings.

Conveniently located close to local amenities and schools, the property also enjoys excellent transport links to Swansea City Centre, Swansea University, and Fforestfach Retail Park.

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

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

13'9" (max) x 8'7" (max) (4.21m (max) x 2.62m (max))

Kitchen/Dining Room

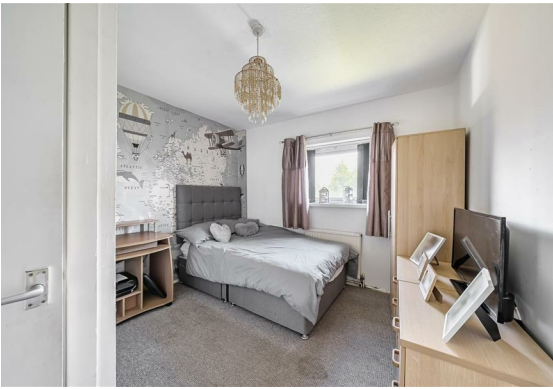
15'9" x 8'5" (4.81m x 2.58m)

First Floor

Landing

Bedroom 1

19'1" (max) x 8'9" (max) (5.82m (max) x 2.67m (max))



Bedroom 2

11'7" (max) x 10'2" (max) (3.54m (max) x 3.11m (max))

Bathroom

External

Front Garden

Rear Garden

Tenure - Freehold

Council Tax Band - A

EPC - B

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

"Broadband – The current supplier is (You Fibre). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

N.B

Please note this property is ex local authority.

N.B

Please note this property has solar panels that are owned outright.

