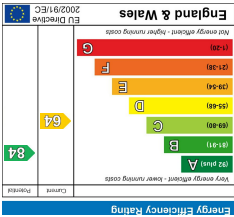
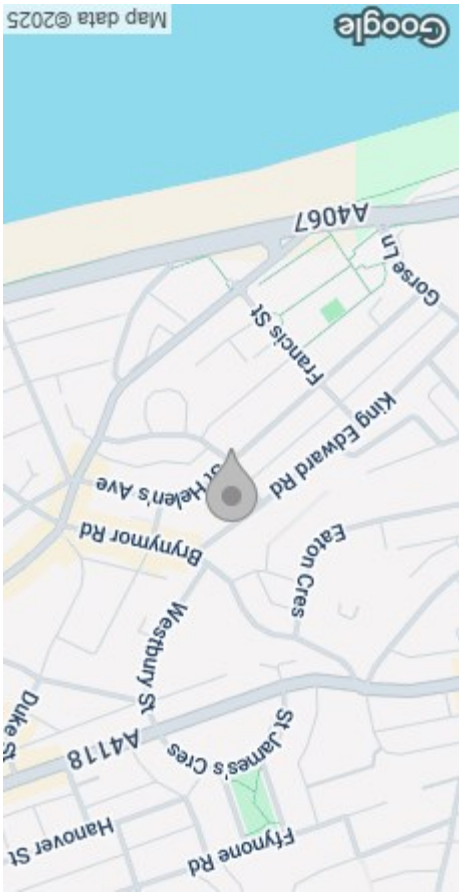


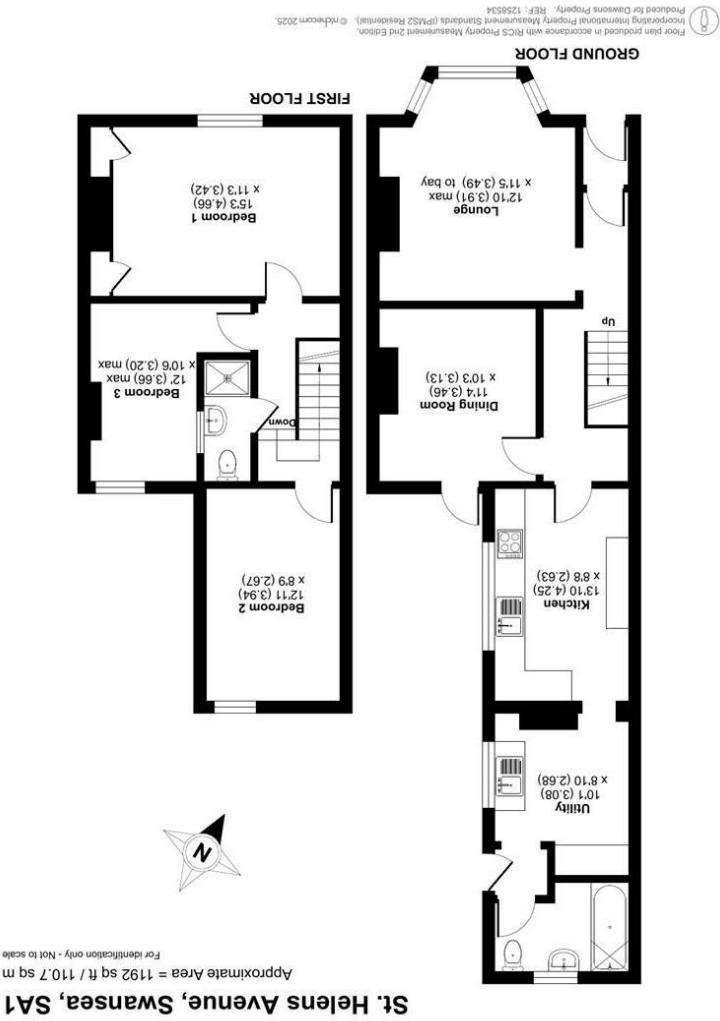
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



35 St. Helens Avenue
, Swansea, SA1 4NF
Offers Over £220,000

3 Bedrooms
2 Bathrooms
2 Living Rooms
D

GENERAL INFORMATION

Dawsons are delighted to offer for sale this well presented mid-terrace property situated in sought-after location of Swansea. The property comprises entrance porch, hallway, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms, and a shower room. Externally the property offers a front forecourt and an enclosed garden to rear laid to decking and patio. The property is in superb location to Swansea City Centre, Swansea University, Swansea Bay, the vibrant Uplands quarter and local schools and amenities. Viewing is highly recommended to appreciate all this accommodation has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

12'9" (max) x 11'5" (to bay)
(3.91m (max) x 3.49 (to bay))

Dining Room

11'4" x 10'3" (3.46m x 3.13m)

Kitchen

13'11" x 8'7" (4.25m x 2.63m)

Utility

10'1" x 8'9" (3.08m x 2.68m)



Inner Hallway

Bathroom

First Floor

Landing

Bedroom 1

15'3" x 11'2" (4.66m x 3.42m)

Bedroom 2

12'11" x 8'9" (3.94m x 2.67m)

Bedroom 3

12'0" (max) x 10'5" (max)
(3.66m (max) x 3.20m (max))

Shower Room

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - D

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

