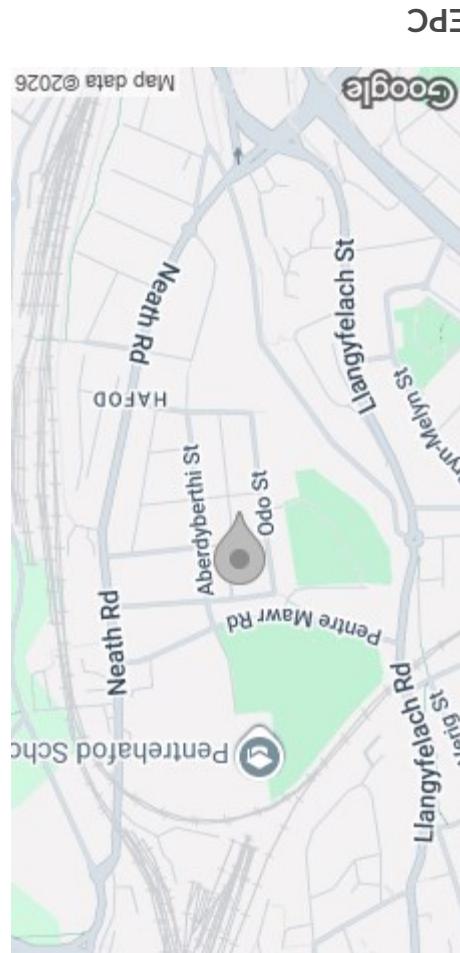


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN



22 Gerald Street
Hafod, Swansea, SA1 2LZ
Asking Price £120,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

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

The property comprises an entrance hallway, lounge/dining room, kitchen/breakfast room, inner hallway, and utility room to the ground floor. To the first floor, there are two bedrooms and a bathroom.

Externally, the property benefits from an enclosed rear courtyard providing rear access.

Conveniently located close to local amenities and schools, the property also offers excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

Considered an ideal first-time purchase or investment opportunity, viewing is highly recommended to appreciate everything this property has to offer.



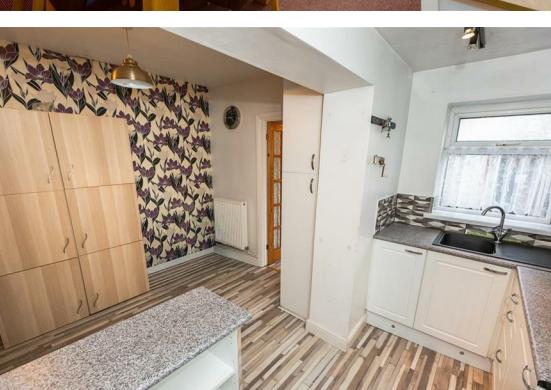
FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
21'8" x 12'4" (6.61m x 3.77m)



Inner Hallway

Utility Room
8'0" x 6'3" (2.44m x 1.92m)



First Floor

Landing

Bedroom 1
14'9" x 9'10" (4.52m x 3.02m)

Bedroom 2
11'9" x 9'9" (3.59m x 2.98m)

Bathroom

External

Rear Courtyard

Tenure-Freehold

Council Tax Band - A

EPC-C

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.

