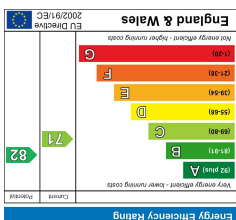
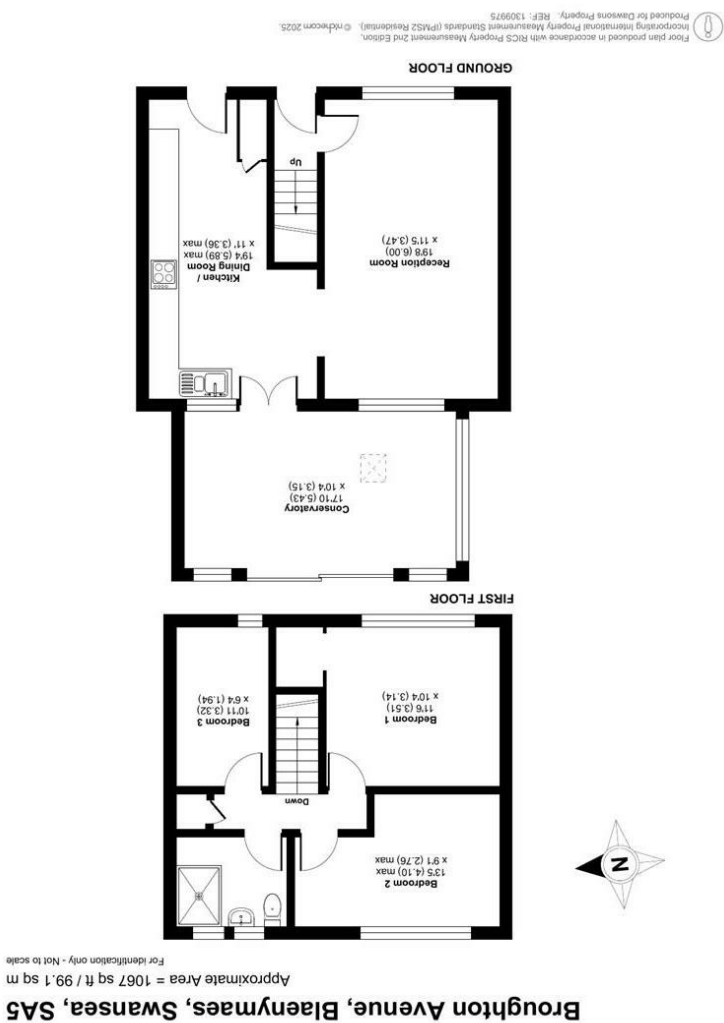




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons are pleased to present for sale this well-presented ex-local authority mid-terrace home, ideally positioned in the popular residential area of Blaenymaes, Swansea.

The ground floor comprises an entrance hallway, a spacious lounge, a kitchen/dining room, and a conservatory that enhances the living space and provides an abundance of natural light. To the first floor, you'll find three bedrooms and a modern shower room, offering comfortable and practical family accommodation.

Externally, the property boasts off-road parking to the front and a fully enclosed rear garden—ideal for outdoor dining, gardening, or simply relaxing.

Conveniently located close to local amenities, schools, Fforestfach Retail Parc, and offering easy access to the M4 motorway, this home is well-suited for both commuters and growing families.

An excellent opportunity for first-time buyers, investors, or those looking for a family home. Viewing is highly recommended to appreciate the quality and potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
19'8" x 11'4" (6.00m x 3.47m)

Kitchen/Dining Room
19'3" (max) x 11'0" (max)
(5.89m (max) x 3.36m (max))

Conservatory
17'9" x 10'4" (5.43m x 3.15m)

First Floor

Landing



Bedroom 1
11'6" x 10'3" (3.51m x 3.14m)

Bedroom 2
13'5" (max) x 9'0" (max) (4.10m (max) x 2.76m (max))

Bedroom 3
10'10" x 6'4" (3.32m x 1.94m)

Shower Room

External

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - A

EPC - C

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 an Ex Local Authority.

