



GENERAL INFORMATION

We are pleased to present this spacious mid-terrace property, perfectly positioned in one of Swansea's most sought-after residential areas.

The ground floor comprises an entrance porch, hallway, two reception rooms, a kitchen/breakfast room, inner hallway, and a shower room. To the first floor are three bedrooms, with a further bedroom located on the second floor.

Externally, the property benefits from a front forecourt and an enclosed rear garden with a rear garage, offering both outdoor space and practical storage.

Ideally located close to Swansea City Centre, Swansea University, Swansea Bay, and the vibrant Uplands Quarter, the property also enjoys excellent access to local schools and amenities.

Viewing is highly recommended to appreciate the space, versatility, and potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Reception Room
12'7" (into bay) x 12'3" (max)
(3.85m (into bay) x 3.75m (max))

Reception Room
13'3" x 12'2" (4.04m x 3.73m)

Kitchen/Breakfast Room
12'5" x 9'3" (3.79m x 2.83m)

Inner Hallway

Shower Room



First Floor

Landing

Bedroom 2
15'7" x 10'11" (4.77m x 3.35m)

Bedroom 3
12'1" x 10'4" (3.69m x 3.16m)

Bedroom 4
13'8" x 8'9" (4.17m x 2.67m)

Second Floor

Bedroom 1
16'10" x 14'2" (5.15m x 4.33m)

External

Front Forecourt

Enclosed Rear Garden

Garage
27'5" x 14'6" (8.36m x 4.42m)

Tenure - Freehold

Council Tax Band - D

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.

