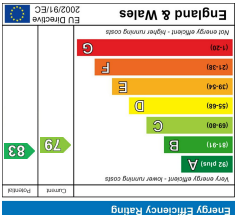
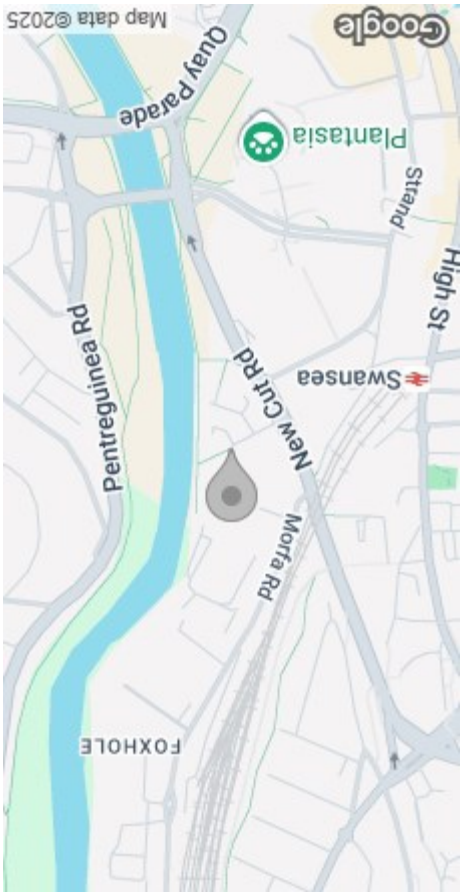


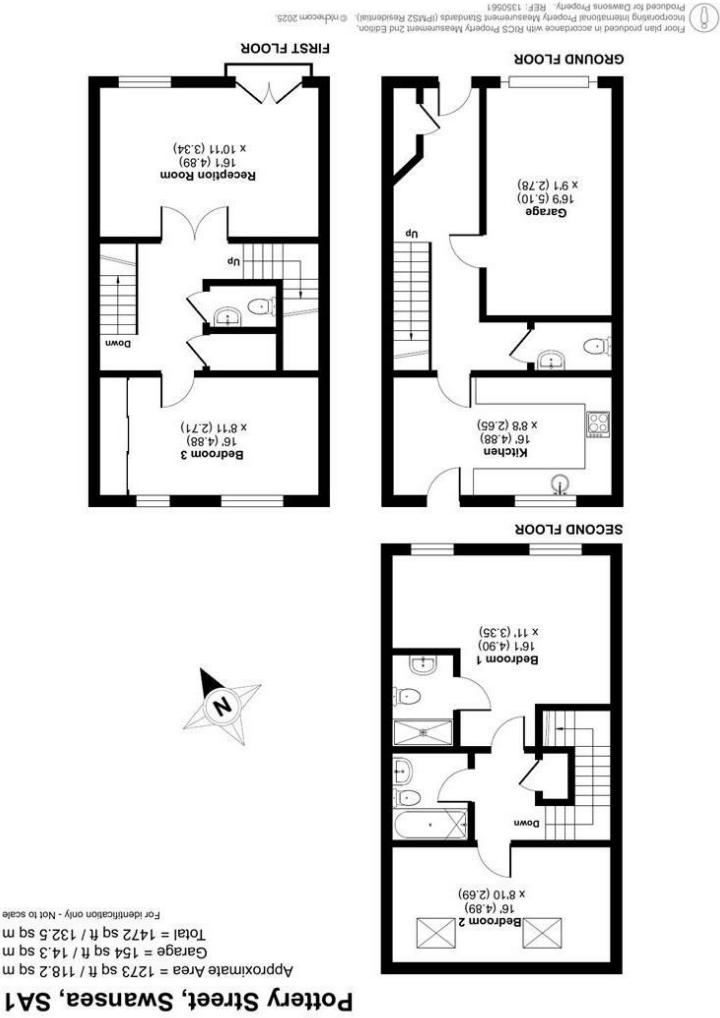
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

Dawsons are pleased to offer for sale this mid-terrace townhouse set in a central Swansea location.

The ground floor features an entrance hallway, cloakroom, and kitchen. The first floor offers a second cloakroom, lounge with Juliette balcony, and a bedroom, while the top floor provides the master bedroom with en-suite shower room, a further bedroom, and a family bathroom.

Externally, the property benefits from an integral garage, off-road parking to the front, and an enclosed rear garden with pedestrian access.

Ideally positioned close to Swansea City Centre, this home offers excellent transport links to Swansea University, the Swansea.com Stadium, Morfa Retail Park, and the M4 motorway.

An ideal family home or investment—viewing is highly recommended to appreciate all that this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Kitchen
16'0" x 8'8" (4.88m x 2.65m)

First Floor

Hallway

Cloakroom

Lounge
16'0" x 10'11" (4.89m x 3.34m)

Julliette balcony



Bedroom 3
16'0" x 8'10" (4.88m x 2.71m)

Second Floor

Landing

Bedroom 1
16'0" x 10'11" (4.90m x 3.35m)

En-Suite Shower Room

Bedroom 2
16'0" x 8'9" (4.89m x 2.69m)

Bathroom

External

Integral Garage
16'8" x 9'1" (5.10m x 2.78m)

Off Road Parking to Front

Enclosed Garden to Rear

Rear Pedestian Access

Tenure - Freehold

Council Tax Band - D

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

Water: Metered

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.

