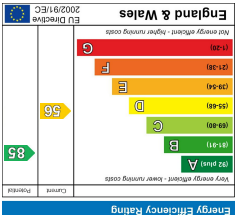
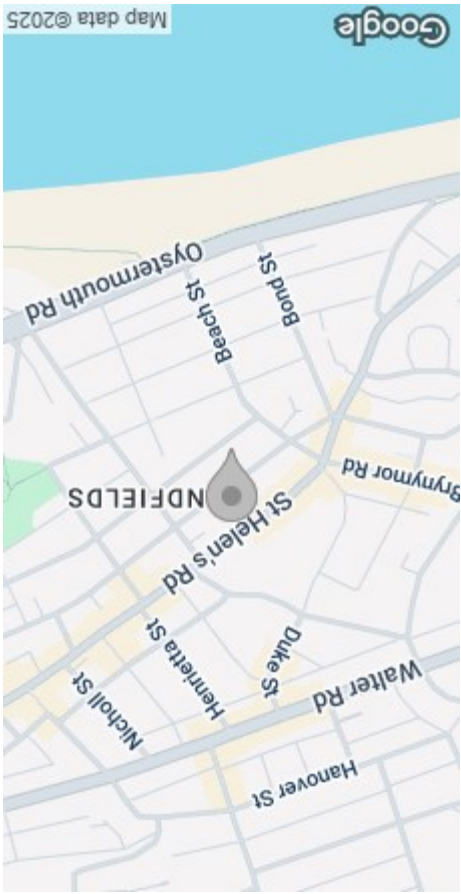


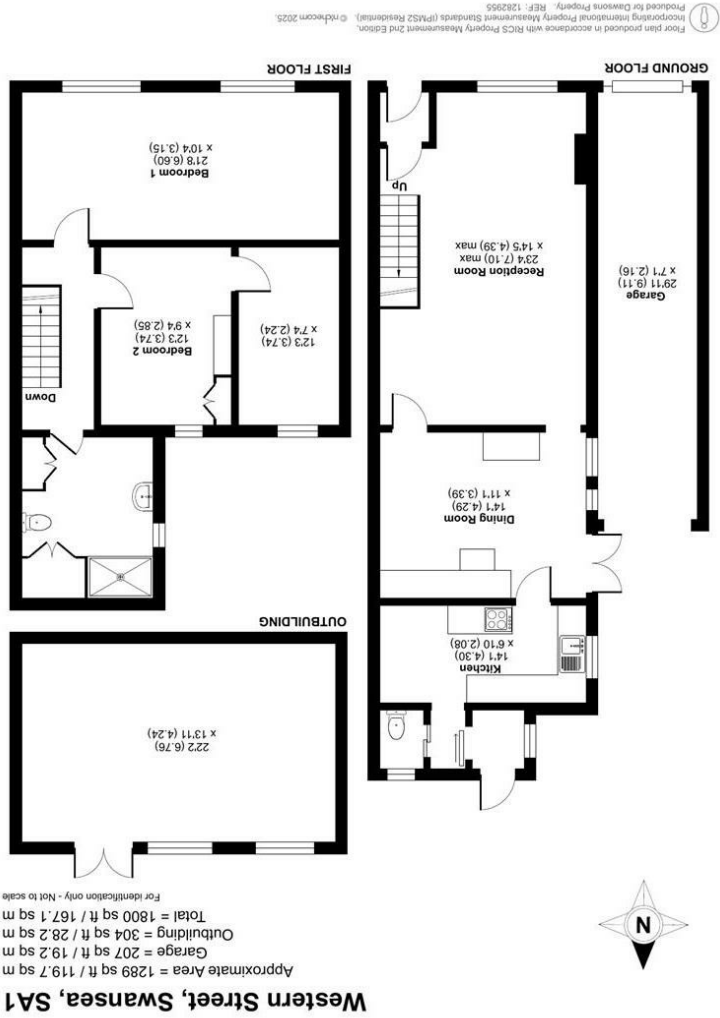
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



89 Western Street
Sandfields, Swansea, SA1 3JS
Offers Over £170,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this mid-terrace property, ideally located in the highly sought-after area of Sandfields, Swansea.

The accommodation comprises an entrance porch, lounge, dining room, kitchen, and ground floor W.C. On the first floor, the property offers two bedrooms, a dressing room, and a shower room, providing practical and flexible living space.

Externally, the home benefits from a garage to the front and an enclosed rear patio garden with an outbuilding—ideal for additional storage or workshop use.

Conveniently positioned within walking distance of Swansea City Centre and the vibrant Copr Bay development, featuring a 3,500-capacity digital arena, the property also enjoys excellent access to Singleton Hospital, Swansea University, and the stunning Swansea Beach.

An excellent opportunity for first-time buyers or investors. Viewing is highly recommended to appreciate the potential this property offers.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Reception Room

23'3" (max) x 14'4" (max)
(7.10m (max) x 4.39m (max))

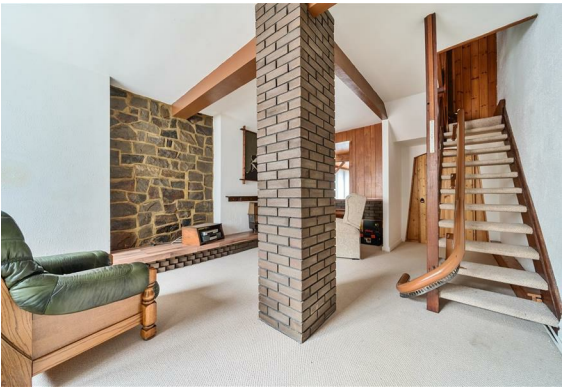
Dining Room

14'0" x 11'1" (4.29m x 3.39m)

Kitchen

14'1" x 6'9" (4.30m x 2.08m)

W.C



First Floor

Landing

Bedroom 1

21'7" x 10'4" (6.60m x 3.15m)

Bedroom 2

12'3" x 9'4" (3.74m x 2.85m)

Dressing Room

12'3" x 7'4" (3.74m x 2.24m)

Shower Room

External

Garage

29'10" x 7'1" (9.11m x 2.16m)

Enclosed Rear Patio Garden

Outbuilding

22'2" x 13'10" (6.76m x 4.24m)

Parking

Garage

Tenure - Freehold

Council Tax Band - C

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.

