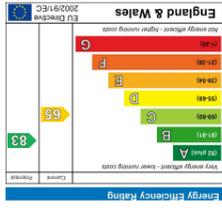




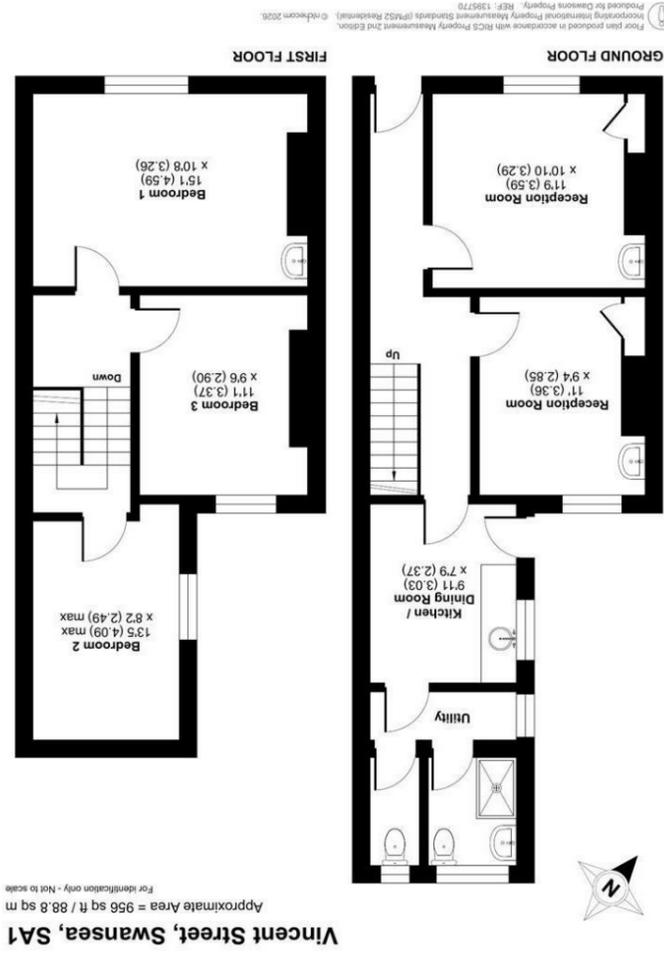
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



2 Vincent Street  
 Sandfields, Swansea, SA1 3TY  
 Offers Over £160,000



## GENERAL INFORMATION

An excellent opportunity to purchase this mid-terrace property, ideally located in the ever-popular Sandfields area of Swansea.

The ground floor comprises an entrance hallway, two well-proportioned reception rooms, a fitted kitchen, utility room, bathroom, and separate W.C. To the first floor, the accommodation continues with three bedrooms, offering flexible living space.

Externally, the property benefits from a rear garden, providing useful outdoor space.

Perfectly positioned for Swansea City Centre, Swansea Bay, Swansea University, and the exciting Copr Bay development with its digital arena, green spaces, and leisure facilities, this property enjoys a highly convenient location.

An ideal first-time buy or investment opportunity. Early viewing is recommended to appreciate the potential on offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Reception

11'9" x 10'9" (3.59m x 3.29m)

#### Reception

11'0" x 9'4" (3.36m x 2.85m)

#### Kitchen/Dining Room

9'11" x 7'9" (3.03m x 2.37m)

#### Utility

8'6" x 2'7" (2.6m x 0.8m)

#### Shower Room



#### W.C

#### First Floor

#### Landing

#### Bedroom 1

15'0" x 10'8" (4.59m x 3.26m)

#### Bedroom 2

13'5" (max) x 8'2" (max) (4.09m (max) x 2.49m (max))

#### Bedroom 3

11'0" x 9'6" (3.37m x 2.90m)

#### External

#### Garden to Rear

#### Tenure - Freehold

#### Council Tax Band - 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.

