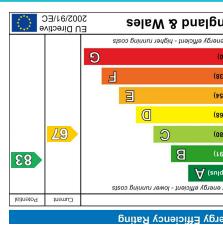
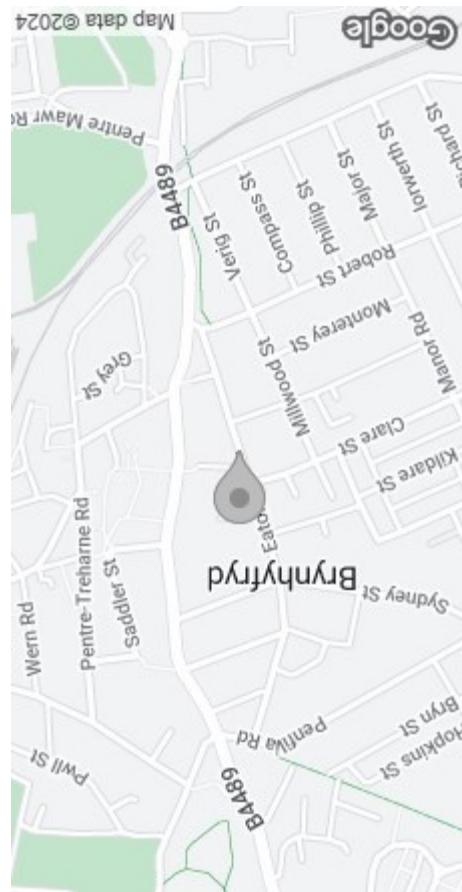




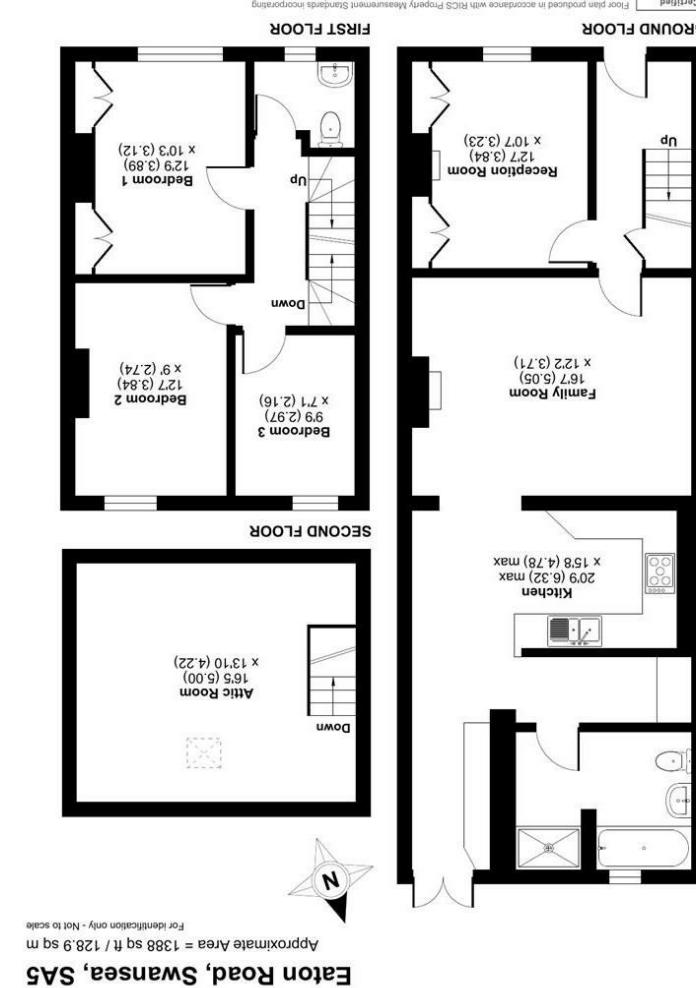
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons offer for sale this well-presented mid terrace property situated in the sought after area of Brynhyfryd, Swansea. The property features an entrance hallway, reception room, family room, modern fitted kitchen, inner hallway, and a bathroom comprising a modern four-piece suite. To the first floor there are three bedroom and a W.C with an attic room to the second floor. Externally the property offers a front forecourt and an enclosed rear garden. The property is in a convenient location to Swansea City Centre, Morfa Retail Parc, Swansea.com stadium and local schools and amenities. Viewing highly recommended to appreciate what this property has to offer.



FULL DESCRIPTION

Entrance

Hallway

Reception Room

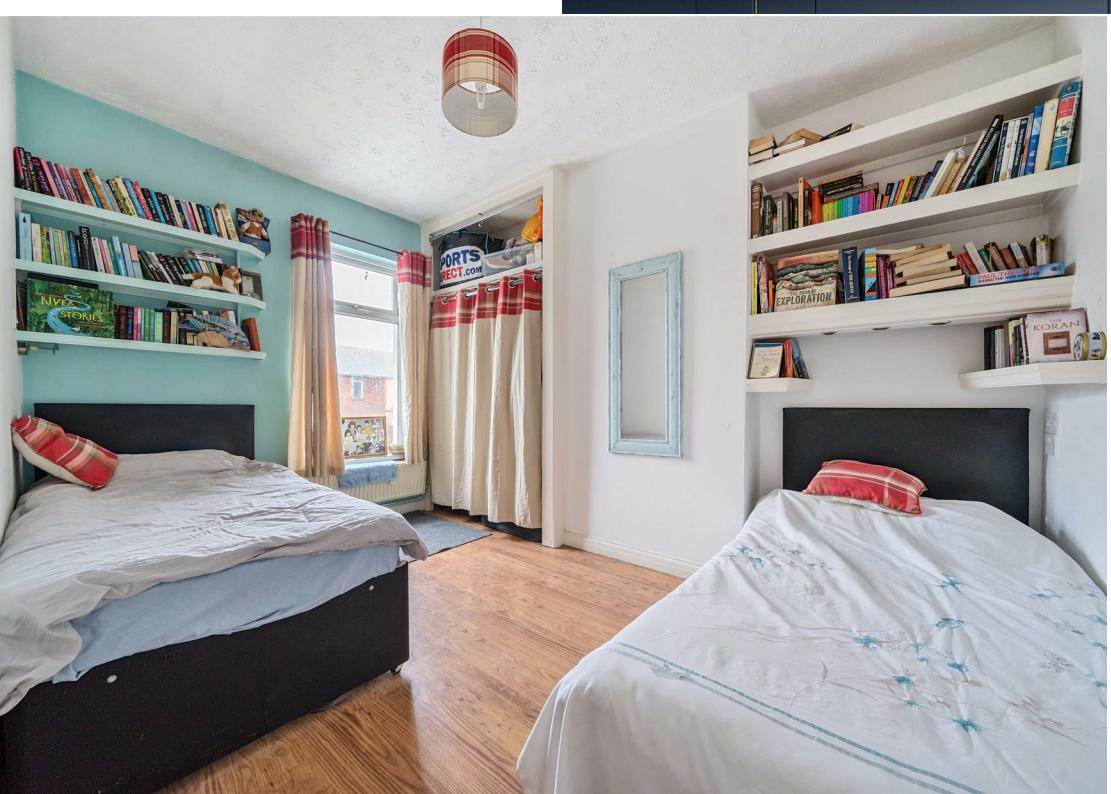
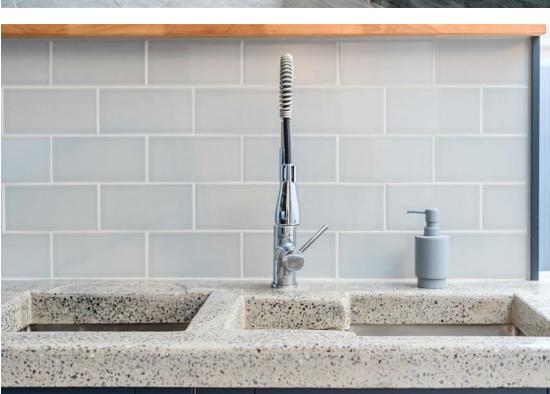
12'7" x 10'7" (3.84m x 3.23m)

Family Room

16'6" x 12'2" (5.05m x 3.71m)

Kitchen

20'8" (max) x 15'8" (max)
(6.32m (max) x 4.78m (max))



First Floor

Landing

Bedroom 1

12'9" x 10'2" (3.89m x 3.12m)

Bedroom 2

12'7" x 8'11" (3.84m x 2.74m)

Bedroom 3

9'8" x 7'1" (2.97m x 2.16m)

W.C

Second Floor

Attic Room

16'4" x 13'10" (5.00m x 4.22m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

