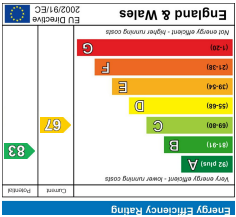
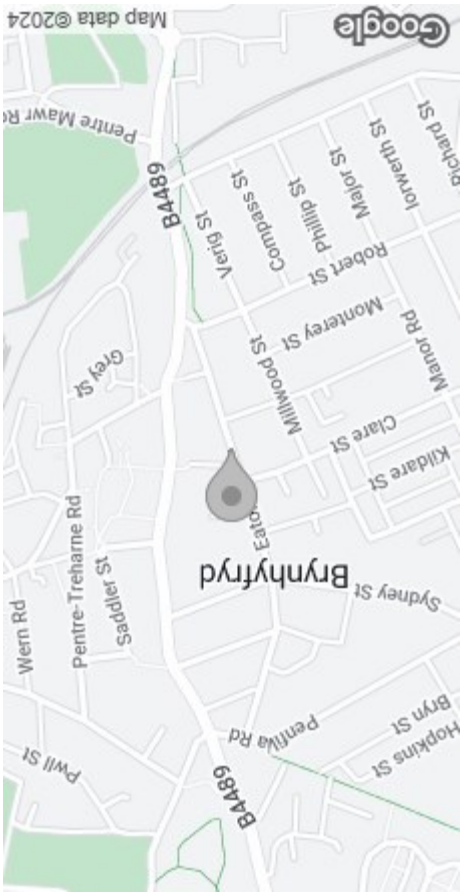


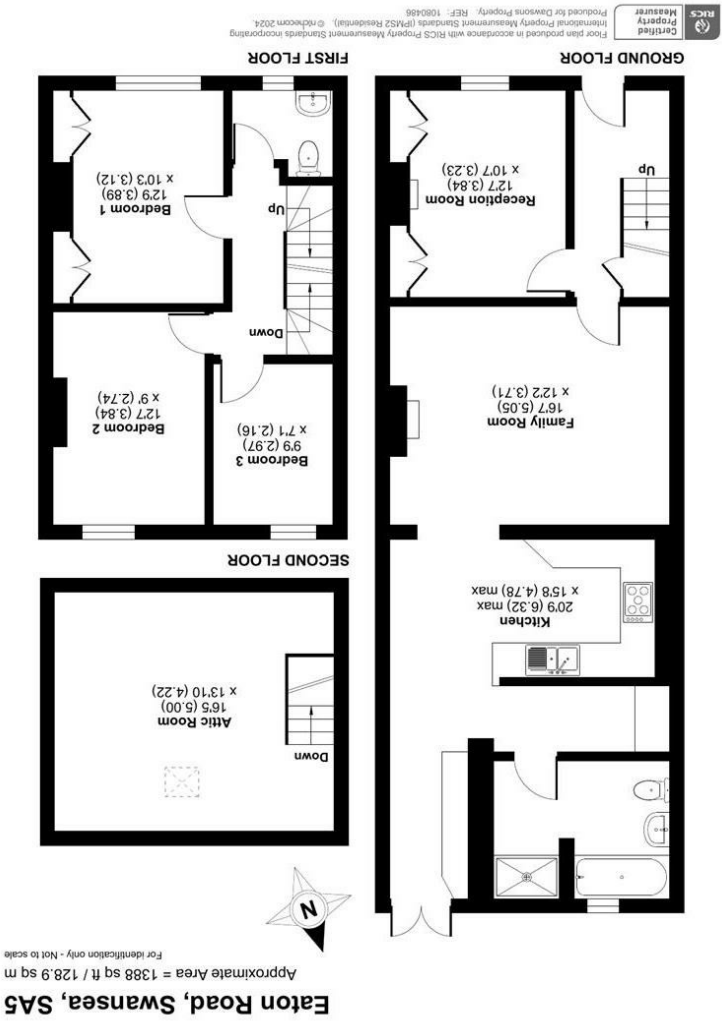
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



39A Eaton Road
Brynhyfryd, Swansea, SA5 9JU
Offers Over £170,000

3 1 2 D

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

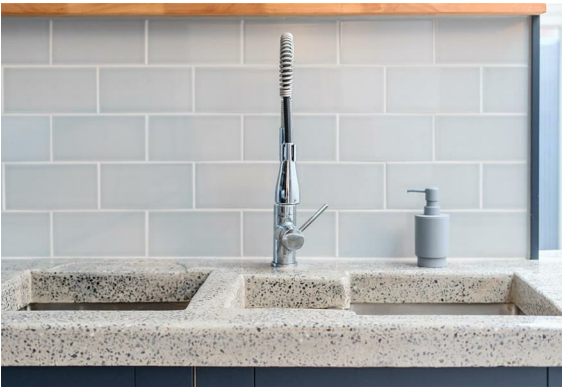
Reception Room
12'7" x 10'7" (3.84m x 3.23m)

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))

Inner Hallway

Bathroom



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.

