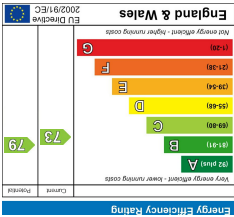
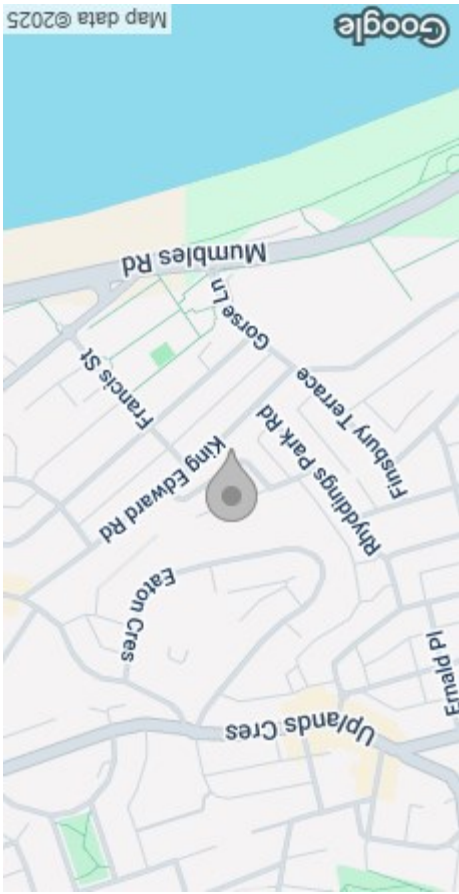


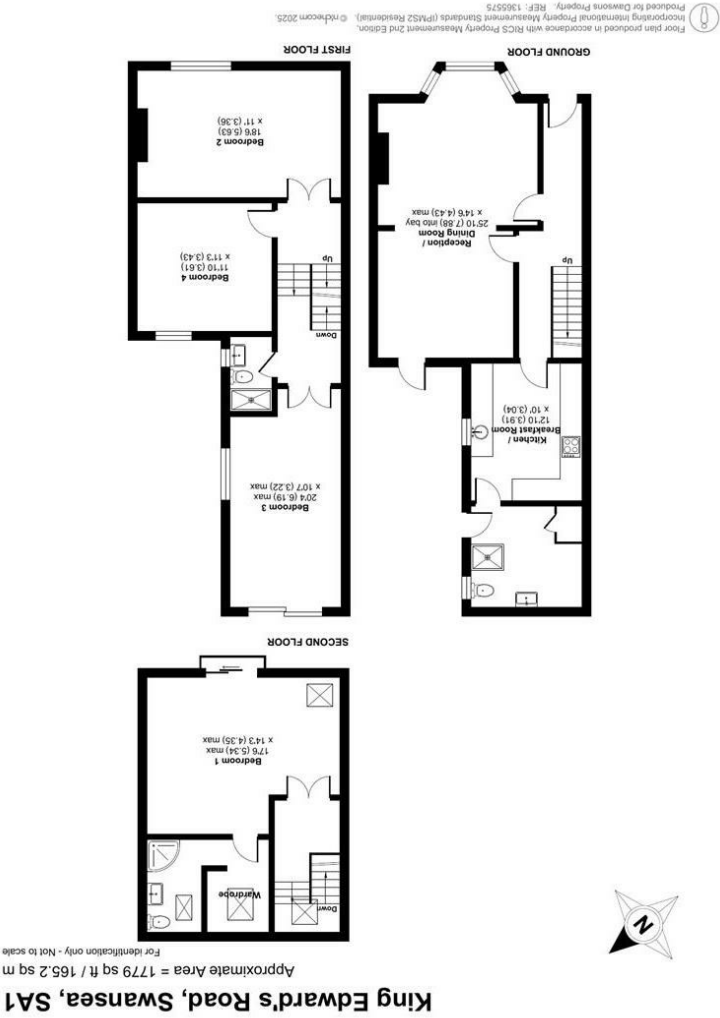
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



101 King Edward's Road
, Swansea, SA1 4LU
Offers Over £275,000

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GENERAL INFORMATION

Dawsons are delighted to offer for sale this spacious mid-terrace property, ideally located in the central area of Swansea.

The accommodation comprises an entrance hallway, lounge/dining room, fitted kitchen, and shower room to the ground floor. To the first floor, there are three bedrooms and an additional shower room, while the second floor provides a further bedroom complete with an en-suite shower room and walk-in wardrobe.

Externally, the property benefits from a front forecourt and an enclosed rear garden.

Perfectly positioned for Swansea Bay, Singleton Park, Swansea University, and Singleton Hospital, this home also offers easy access to local schools, amenities, and the vibrant Uplands Quarter, known for its excellent range of restaurants and bars.

An ideal family home or investment opportunity. Viewing is highly recommended to appreciate the accommodation and superb location this property has to offer.

FULL DESCRIPTION

Ground Floor

Landing

Lounge/Dining Room
25'10" (into bay) x 14'6" (max)
(7.88m (into bay) x 4.43m (max))

Kitchen/Breakfast Room
12'9" x 9'11" (3.91m x 3.04m)

Shower Room

First Floor

Landing

Bedroom 2
18'5" x 11'0" (5.63m x 3.36m)



Bedroom 3
20'3" (max) x 10'6" (max)
(6.19m (max) x 3.22m (max))

Bedroom 4
11'10" x 11'3" (3.61m x 3.43m)

Shower Room

Second Floor

Bedroom 1
17'6" (max) x 14'3" (max)
(5.34m (max) x 4.35m (max))

En-Suite Shower Room

Walk-in Wardrobe

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - D

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

