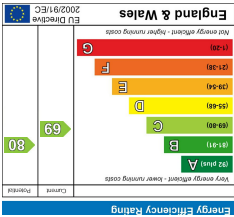
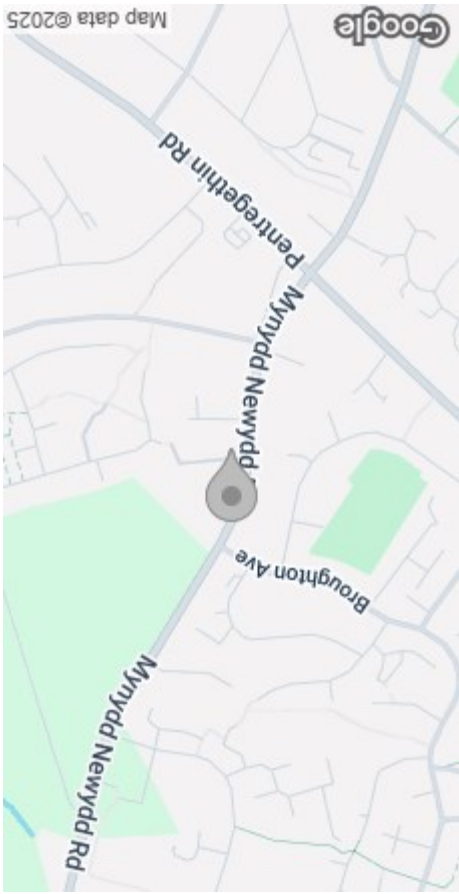


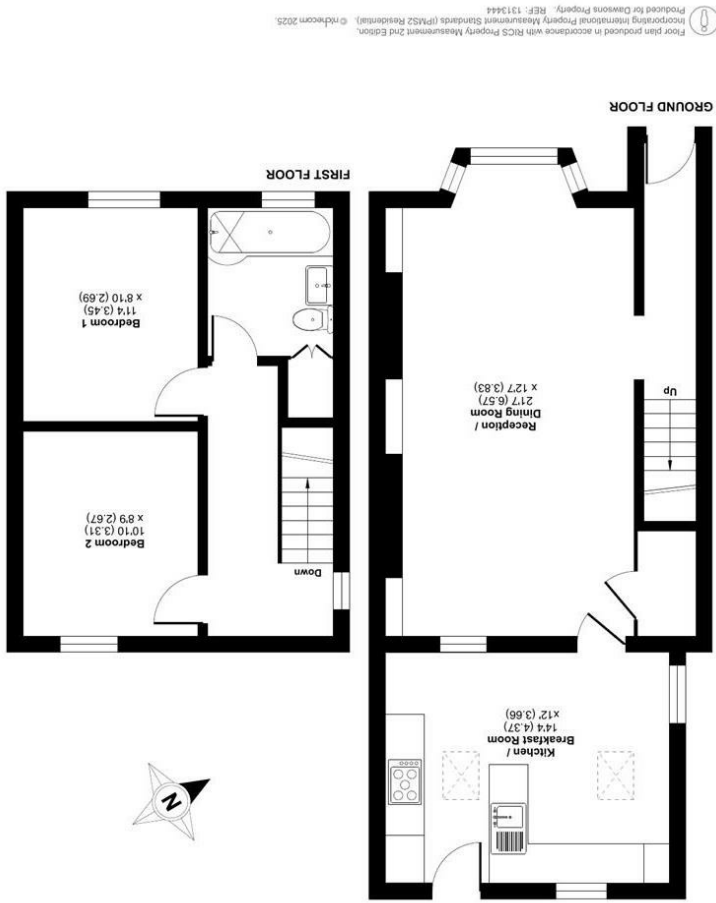
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Mynydd Newydd Road, Penlan, Swansea, SA5

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale

FLOOR PLAN



20 Mynydd Newydd Road

Penlan, Swansea, SA5 5AE

Offers Over £150,000

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GENERAL INFORMATION

Dawsons are delighted to offer for sale this semi-detached property in the popular area of Penlan, Swansea.

The ground floor comprises an entrance hallway, lounge/dining room, and kitchen/breakfast room. Upstairs offers two bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front and a private enclosed rear garden.

Ideally located close to schools, local amenities, and with easy access to Swansea City Centre, Morfa Retail Park, and the M4.

An ideal first-time buy or investment. Viewing comes highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
21'6" x 12'6" (6.57m x 3.83m)

Kitchen/Breakfast Room
14'4" x 12'0" (4.37m x 3.66m)

First Floor

Landing

Bedroom 1
11'3" x 8'9" (3.45m x 2.69m)



Bedroom 2
10'10" x 8'9" (3.31m x 2.67m)

Bathroom

External

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC - C

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

"Broadband – The current supplier is (Talk Talk).

"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.

