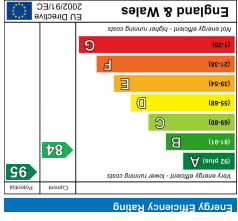
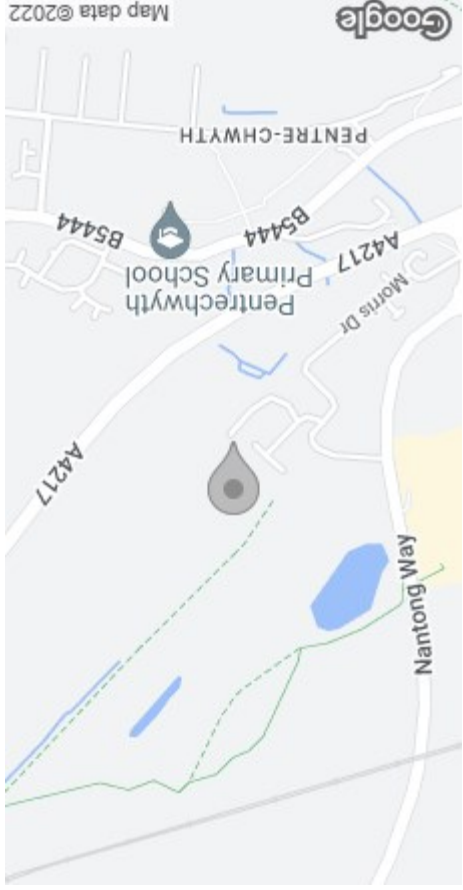


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

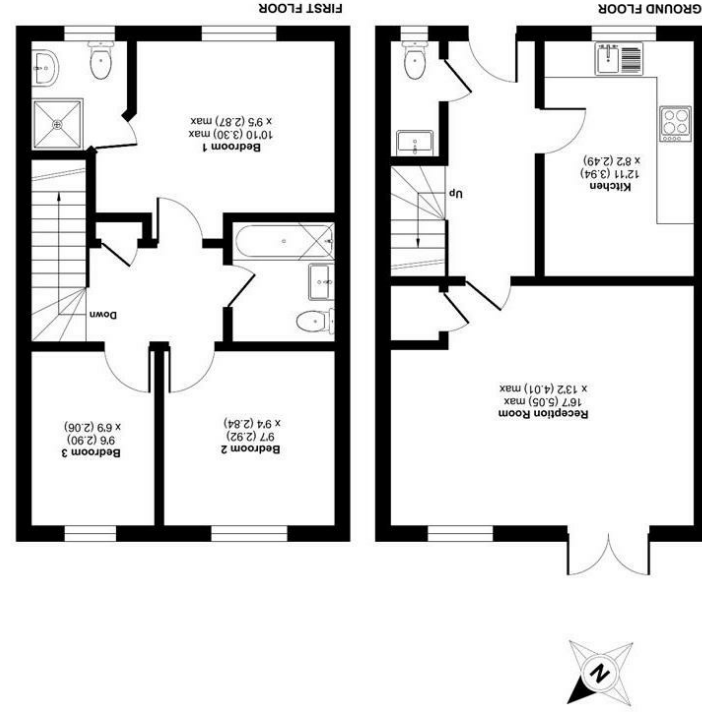
RICS
 Certified
 Property
 Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © RICS 2022
 Produced for Dawson Property, REF: 830022



EPC



AREA MAP



Approximate Area = 882 sq ft / 81.9 sq m
 For identification only - Not to scale

Scotts Road, Pentrechwyth, Swansea, SA1

FLOOR PLAN



37 Scotts Road
 Pentrechwyth, Swansea, SA1 7GD
 Offers Over £200,000



GENERAL INFORMATION

We are delighted to offer for sale this beautifully presented semi-detached property. To the ground floor the property comprises entrance hall, modern fitted kitchen, cloakroom, and reception room. To the first floor there is the master bedroom with en-suite and a further two bedrooms, modern family bathroom. We consider the property to be an ideal first time, family home or an investment purchase. The property is in convenient location to Morfa Retail Park, Swansea.com Stadium, Swansea City Centre, local schools, and amenities. Externally the property offers parking to the front and enclosed garden to rear. Viewing is highly recommended to appreciate the accommodation on offer.

Tenure - Freehold
Council Tax Band - C

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Modern Fitted Kitchen

12'11" x 8'2" (3.94m x 2.49m)

Cloakroom

Reception Room

16'6" (max) x 13'1" (max)
(5.05m (max) x 4.01m (max))

First Floor

Landing

Bedroom 1

10'9" (max) x 9'4" (max) (3.30m
(max) x 2.87m (max))



En-Suite Shower Room

Bedroom 2

9'6" x 9'3" (2.92m x 2.84m)

Bedroom 3

9'6" x 6'9" (2.90m x 2.06m)

Bathroom

External

Parking Spaces to Front

Enclosed Rear Garden

Tenure - Freehold

