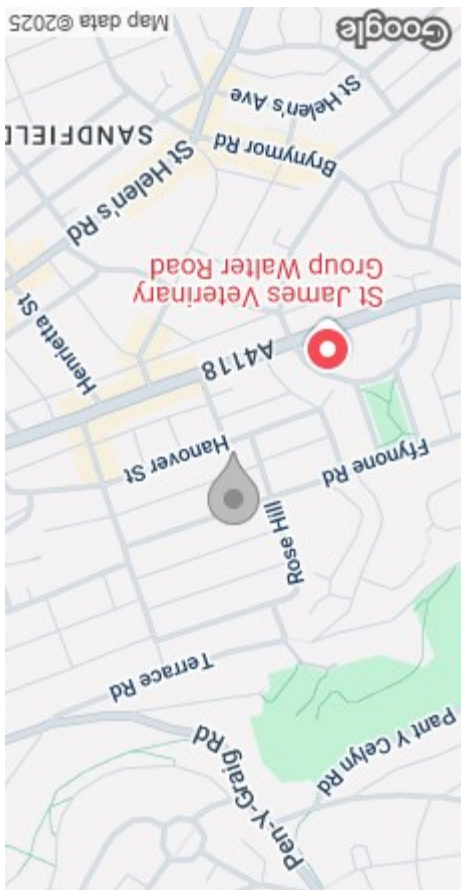


EPC



AREA MAP



FLOOR PLAN



138 Hanover Street
 , Swansea, SA1 6BN
Offers Over £250,000



GENERAL INFORMATION

Dawsons are pleased to present this charming mid-terrace property, in a superb central location, Swansea. This spacious home boasts an inviting entrance porch leading into a hallway that connects to two reception rooms, a kitchen/dining room, a utility area, and a convenient shower room on the ground floor. The property includes a basement, providing additional storage/ potential uses. On the first floor, you'll find four bedrooms along with a family bathroom. The second floor features a versatile attic room, perfect for a home office or playroom. Externally, the property benefits from a front forecourt and a beautifully enclosed garden, complete with a covered pergola area in direct sunlight, ideal for outdoor entertaining or relaxation. Conveniently situated, this property is within easy reach of Swansea City Centre, Swansea Train Station, the vibrant Uplands quarter, and local schools and amenities. We highly recommend viewing this property to fully appreciate the quality of finish, spacious accommodation, and fantastic location it offers.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge Opening to:
15'4" x 12'0" (4.68m x 3.67m)

Reception
12'11" x 11'7" (3.96m x 3.55m)

Kitchen/Dining Room
16'9" x 12'1" (5.11m x 3.70m)

Utility
11'0" x 3'11" (3.37m x 1.20m)



Shower Room

Basement
19'5" x 12'8" (5.93m x 3.88m)

First Floor

Landing

Bedroom 1
19'5" x 11'11" (5.93m x 3.64m)

Bedroom 2
12'11" x 12'1" (3.94m x 3.69m)

Bedroom 3
12'7" x 7'1" (3.86m x 2.17m)

Bedroom 4
10'9" x 10'4" (3.28m x 3.15m)

Bathroom

Second Floor

Attic Room
18'9" x 13'1" (5.72m x 4.00m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

