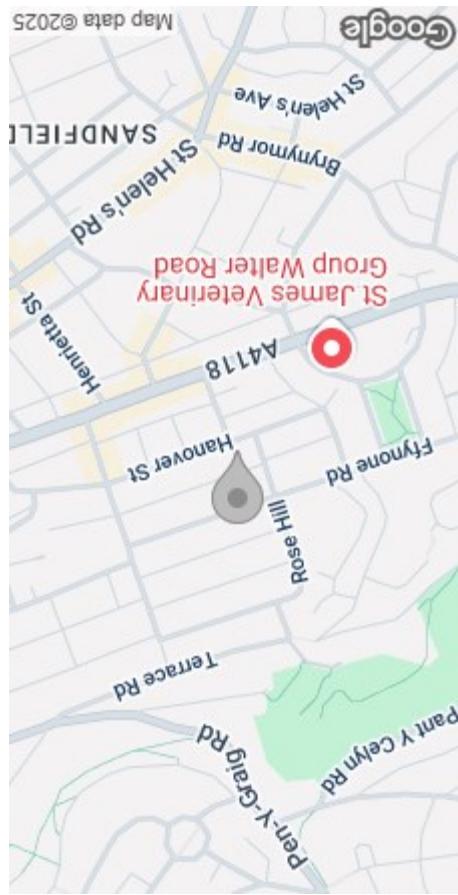


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their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



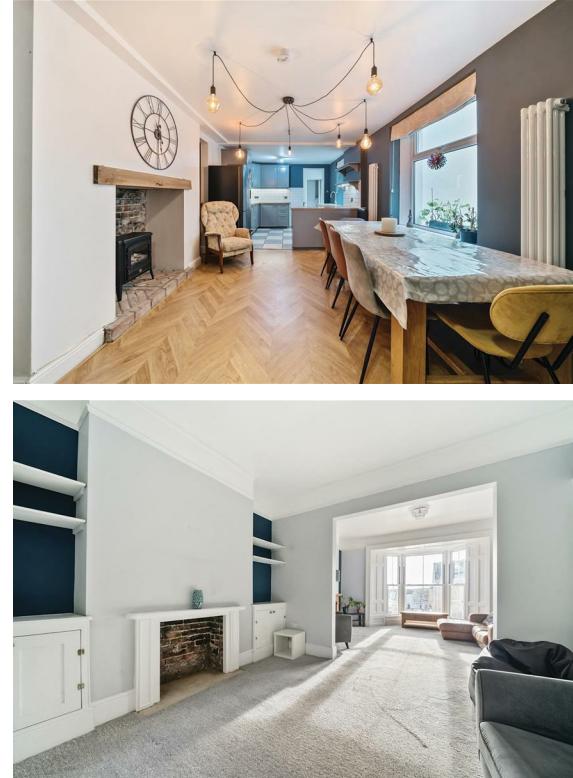
**138 Hanover Street**  
, Swansea, SA1 6BN  
**Offers Over £250,000**



DAWSONS

## 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**

