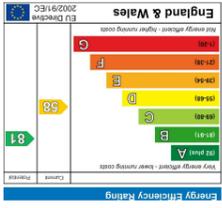
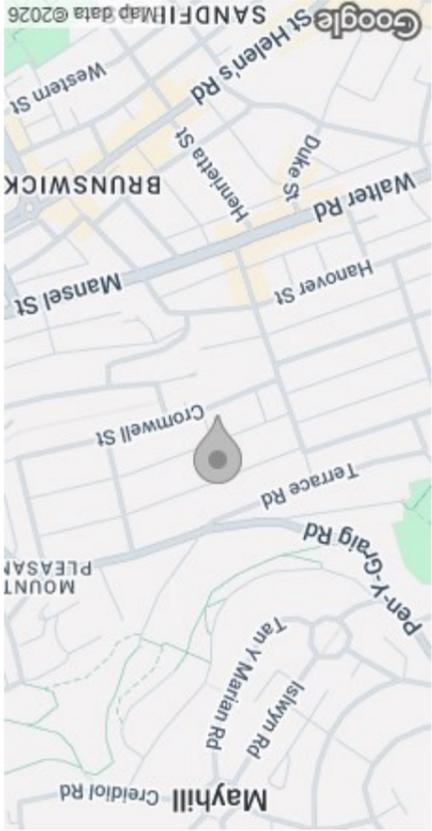




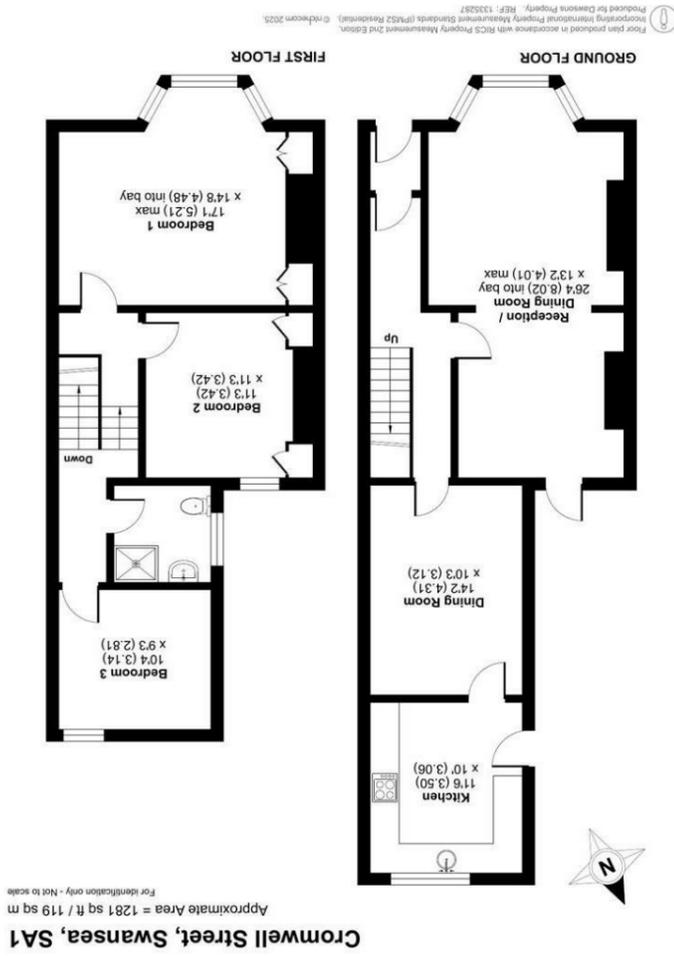
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



65 Cromwell Street  
 Mount Pleasant, Swansea, SA1 6EX  
 Offers Over £150,000



## GENERAL INFORMATION

### NO CHAIN.

Dawsons have the pleasure in offering for sale this traditional mid-terrace property, situated in the popular multicultural area of Mount Pleasant, Swansea.

This spacious home offers excellent potential and comprises an entrance porch, hallway, two reception rooms, and kitchen to the ground floor. To the first floor, there are three bedrooms and a shower room, providing ample space for a growing family or investment opportunity. Externally, the property benefits from a front forecourt and an enclosed rear courtyard ideal for low-maintenance outdoor living and a family with small children.

Conveniently located close to local amenities including, Swansea City Centre with its indoor market, libraries and museums, it is close to both the vibrant community of the Upland and Marina which hold regular farmers markets, it is a short walk to Swansea Universities, Beach Bus and Train Stations, this property is perfectly positioned for both homeowners and investors alike.

This is a rare opportunity to purchase a home with such character and scope early viewing is highly recommended to appreciate the potential this charming home has to offer. With its generous layout and great potential, this property would make a fantastic first home and is ready for someone to put their own stamp on it.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Hallway

#### Lounge/Dining Room

26'3" (into bay) x 13'1" (max)  
(8.02m (into bay) x 4.01m (max))

#### Dining Room

14'1" x 10'2" (4.31m x 3.12m)

#### Kitchen

11'5" x 10'0" (3.50m x 3.06m)

### First Floor



### Landing

#### Bedroom 1

17'1" (max) x 14'8" (into bay)  
(5.21m (max) x 4.48m (into bay))

#### Bedroom 2

11'2" x 11'2" (3.42m x 3.42m)

#### Bedroom 3

10'3" x 9'2" (3.14m x 2.81m)

#### Shower Room

#### External

#### Front Forecourt

#### Enclosed Rear Courtyard

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

Water: Metered

"Broadband - The current supplier is (Virgin). The broadband type is Fibre

"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, as, due to the property being vacant, we cannot confirm availability.

