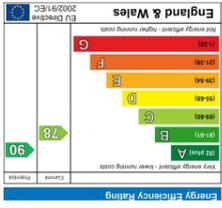
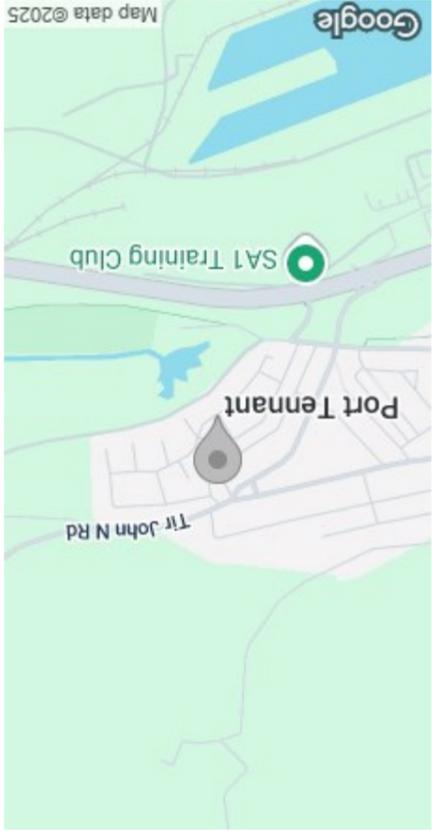


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 128187. © dawson 2025.



EPC



AREA MAP



Marcroft Road, Port Tennant, Swansea, SA1
 Approximate Area = 923 sq ft / 85.7 sq m (excludes garage)
 For identification only - Not to scale

FLOOR PLAN



156 Marcroft Road
 Port Tennant, Swansea, SA1 8NH
 Offers Over £220,000



GENERAL INFORMATION

Dawsons are delighted to present for sale this attractive detached family home, ideally located in the sought-after area of Port Tennant, Swansea.

The accommodation is arranged over two floors, comprising an entrance hallway, cloakroom, comfortable lounge, and a dining room that opens into the kitchen, creating a sociable flow through the ground floor. Upstairs, you'll find a master bedroom with en-suite shower room, two further bedrooms, and a family bathroom.

Externally, the property offers off-road parking leading to a garage at the front. The enclosed rear garden features a decked area perfect for relaxing or entertaining and benefits from side pedestrian access.

Conveniently situated within easy reach of Swansea City Centre and the vibrant new Copr Bay development home to the 3,500-capacity digital arena, bars, restaurants, and social spaces this property also offers excellent transport links to Singleton Hospital, Swansea University, and the Bay Campus.

Early viewing is highly recommended to appreciate everything this home has to offer.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Lounge

17'3" x 8'10" (5.28m x 2.70m)

Dining Room

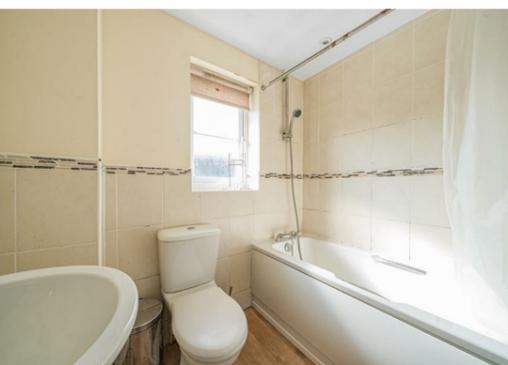
9'1" x 8'6" (2.79m x 2.60m)

Kitchen

9'1" x 8'0" (2.79m x 2.46)

First Floor

Landing



Bedroom 1
12'8" x 9'3" (3.87m x 2.82m)

Em-Suite Shower Room

Bedroom 2
9'11" x 9'9" (3.04m x 2.99m)

Bedroom 3
9'10" x 7'2" (3.02m x 2.20m)

External

Enclosed Rear Garden

Side Pedestrian Access

Parking

Off Road Parking & Garage

Tenure - Freehold

Council Tax Band - D

EPC - C

Services

Mains Gas & Electric
Mains Sewerage

"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."

