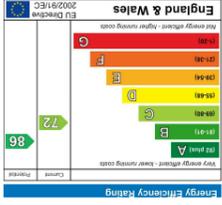


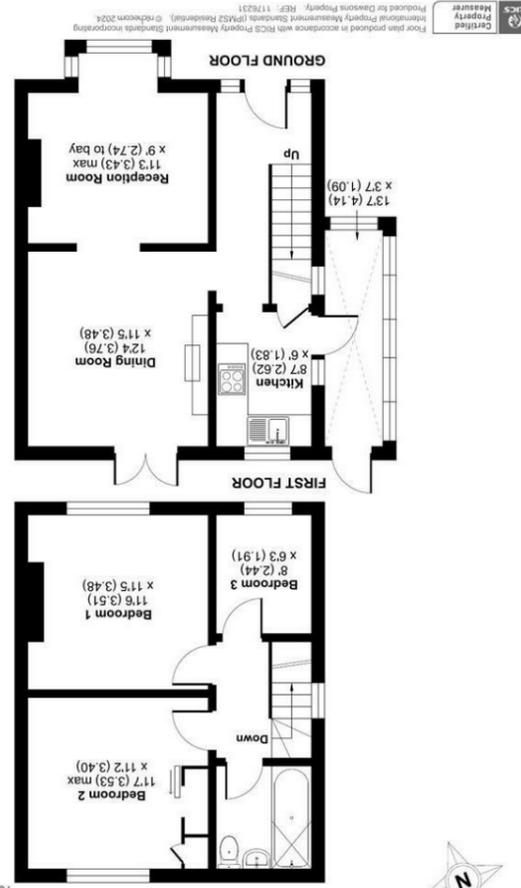
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



St. Elmo Avenue, Swansea, SA1
 Approximate Area = 870 sq ft / 80.8 sq m
 For identification only - Not to scale

FLOOR PLAN



45 St. Elmo Avenue
 St. Thomas, Swansea, SA1 8DR
 Offers Over £140,000



GENERAL INFORMATION

Dawsons are delighted to present this charming three-bedroom semi-detached home, perfectly positioned in a highly sought-after location and ideal for first-time buyers.

Immaculately maintained throughout, the property offers a welcoming and spacious interior that blends comfort with practicality. The ground floor comprises an entrance hallway, lounge opening to a dining room, and a fitted kitchen. To the first floor, there are three bedrooms and a family bathroom.

The home enjoys partial sea views, adding a touch of coastal charm, while the beautiful rear garden provides the perfect space for relaxing, gardening, or entertaining – whether it's a quiet morning coffee on the patio or a summer barbecue with family and friends.

With no onward chain, this property is ready to move straight into, making it an excellent opportunity for those looking to take their first step onto the property ladder.

Viewing is highly recommended to appreciate the setting, presentation, and lifestyle this lovely home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room Opening to:
11'3" (max) x 8'11" (to bay)
(3.43m (max) x 2.74m (to bay))

Dining Room
12'4" x 11'5" (3.76m x 3.48m)

Kitchen
8'7" x 6'0" (2.62m x 1.83m)

Utility Room



First Floor

Landing

Bedroom 1
11'6" x 11'5" (3.51m x 3.48m)

Bedroom 2
11'6" (max) x 11'1" (3.53m (max) x 3.40m)

Bedroom 3
8'0" x 6'3" (2.44m x 1.91m)

Bathroom

External

Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

Services

Mains Gas & Electric
Mains Sewerage

Water: Metered

"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."

