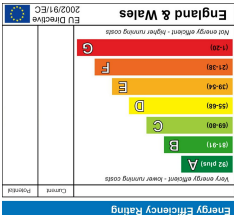
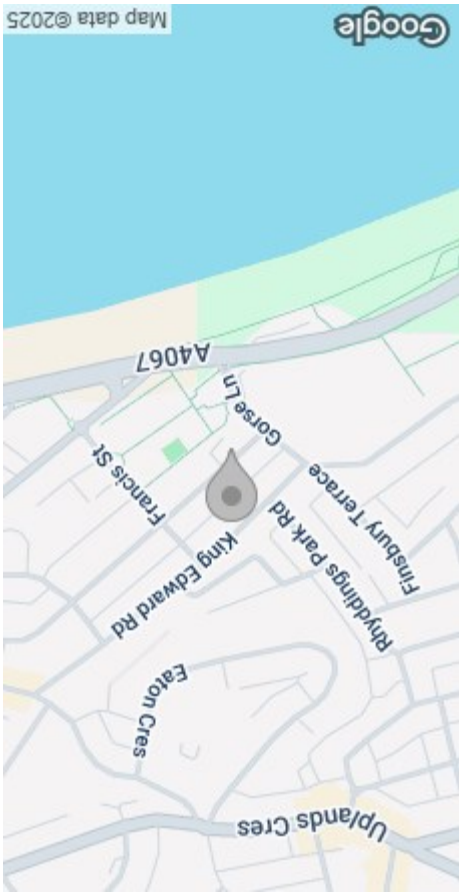


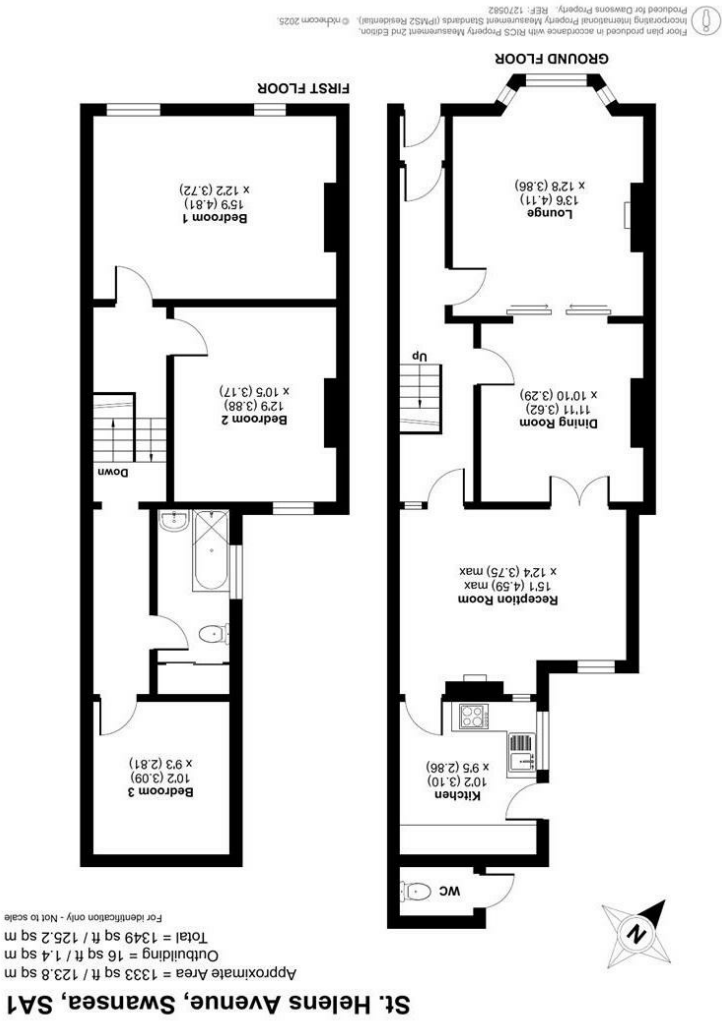
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

Dawsons are pleased to present this charming mid-terrace property, ideally located in a highly sought-after area of Swansea.

This spacious home offers fantastic potential and comprises an entrance porch, hallway, open-plan lounge/dining area, an additional reception room, and a kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front forecourt and an enclosed rear courtyard, offering a private outdoor space.

While the property would benefit from some modernisation, it boasts a superb location—within close proximity to Swansea City Centre, Swansea University, Swansea Bay, the lively Uplands district, as well as a range of local schools and amenities.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch
- Hallway

- Lounge
13'5" x 12'7" (4.11m x 3.86m)
- Dining Room
11'10" x 10'9" (3.62m x 3.29m)
- Reception Room
15'0" (max) x 12'3" (max)
(4.59m (max) x 3.75m (max))
- Kitchen
10'2" x 9'4" (3.10m x 2.86m)



- First Floor
- Landing
- Bedroom 1
15'9" x 12'2" (4.81m x 3.72m)
- Bedroom 2
12'8" x 10'4" (3.88m x 3.17m)
- Bedroom 3
10'1" x 9'2" (3.09m x 2.81m)
- Bathroom
- External
- Front Forecourt
- Enclosed Rear Courtyard
- Outside W.C
- Tenure - Freehold
The vendor has informed us the property is Freehold.



- Council Tax Band - C
- EPC - TBC

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."