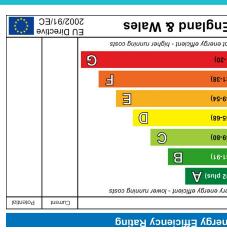
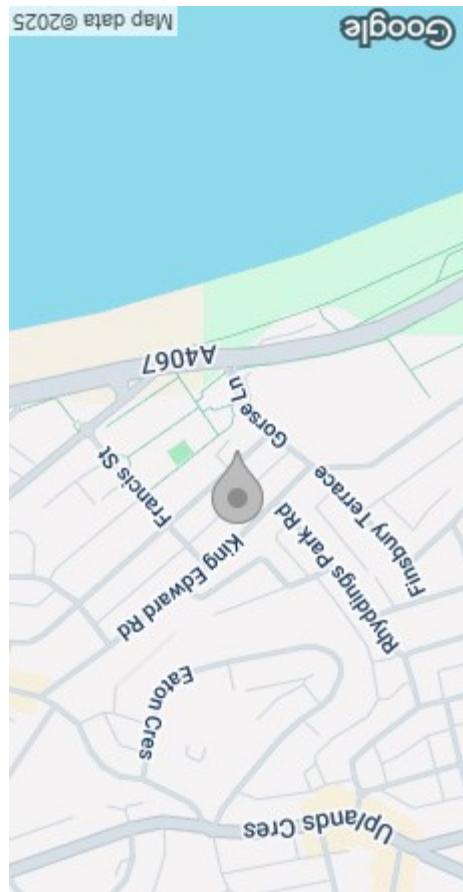




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



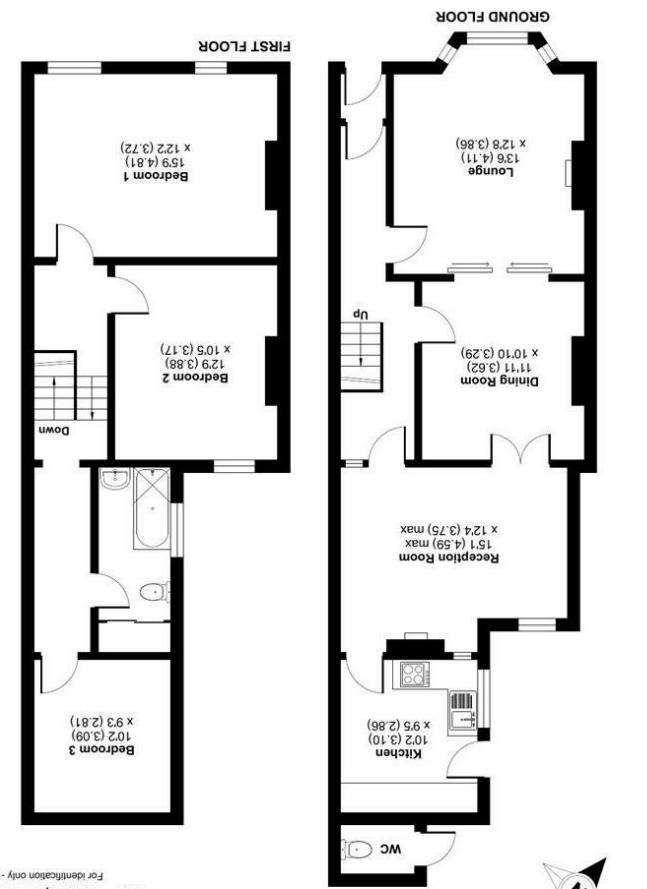
EPC



AREA MAP

St. Helens Avenue, Swansea, SA1

For information only - Not to scale
Total = 1349 sq ft / 125.2 sq m
Distribution = 16 sq ft / 1.4 sq m
Approximate Area = 1333 sq ft / 123.8 sq m



FLOOR PLAN



94 St. Helens Avenue

, Swansea, SA1 4NN

Offers Over £160,000



DAWSONS
ALL THINGS PROPERTY

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

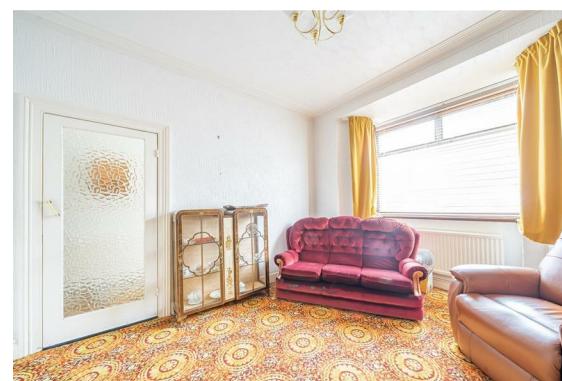
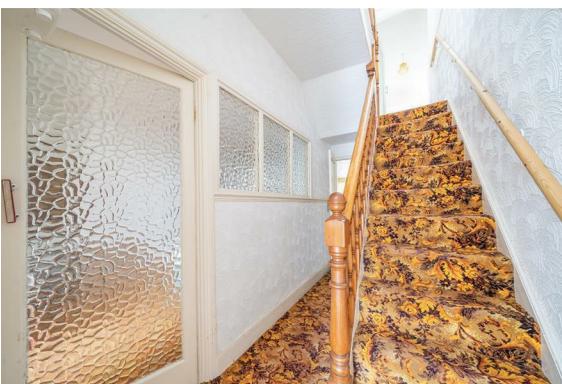
11'10" x 10'9" (3.62m x 3.29m)

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."

