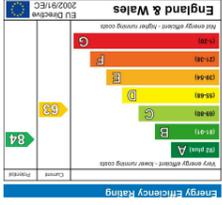
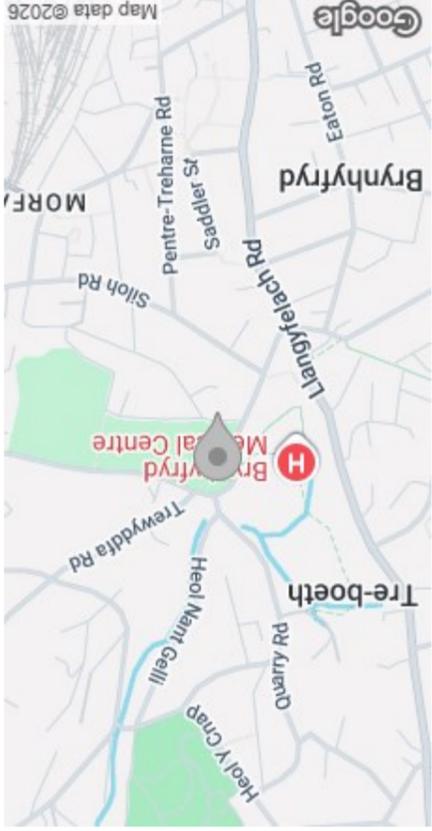


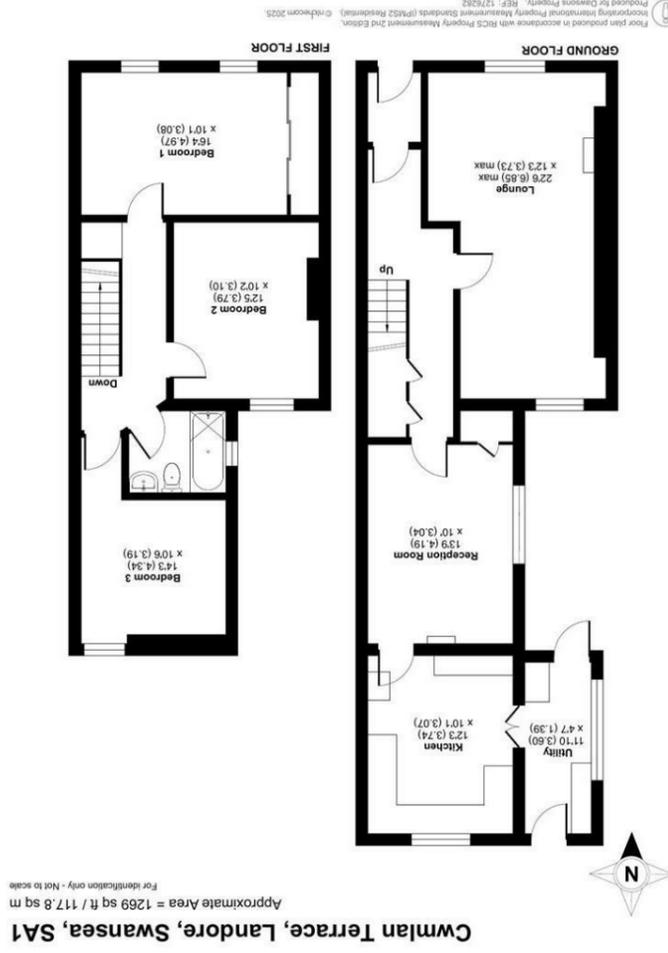
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



3 Cwmlan Terrace
 Landore, Swansea, SA1 2PQ
Offers Over £130,000



GENERAL INFORMATION

We are delighted to offer for sale this mid terrace property situated in the popular area of Landore Swansea. The property comprises of entrance porch, lounge/dining room, reception room, kitchen and utility to the ground floor. To the first floor there are three bedrooms, and a bathroom. Externally the property offers a front forecourt and an enclosed rear garden.. We envisage the property an ideal first time, family home or investment purchase. The property is conveniently located close to local amenities, schools, and provides excellent transport links to Swansea City Centre, Swansea.com Stadium and Morfa Retail Park. In need of modernisation. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

22'5" (max) x 12'2" (max)
(6.85m (max) x 3.73m (max))

Reception Room

13'8" x 9'11" (4.19m x 3.04m)

Kitchen

12'3" x 10'0" (3.74m x 3.07m)

Utility

11'9" x 4'6" (3.60m x 1.39m)



First Floor

Landing

Bedroom 1

16'3" x 10'1" (4.97m x 3.08m)

Bedroom 2

12'5" x 10'2" (3.79m x 3.10m)

Bedroom 3

14'2" x 10'5" (4.34m x 3.19m)

Bathroom

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

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."

