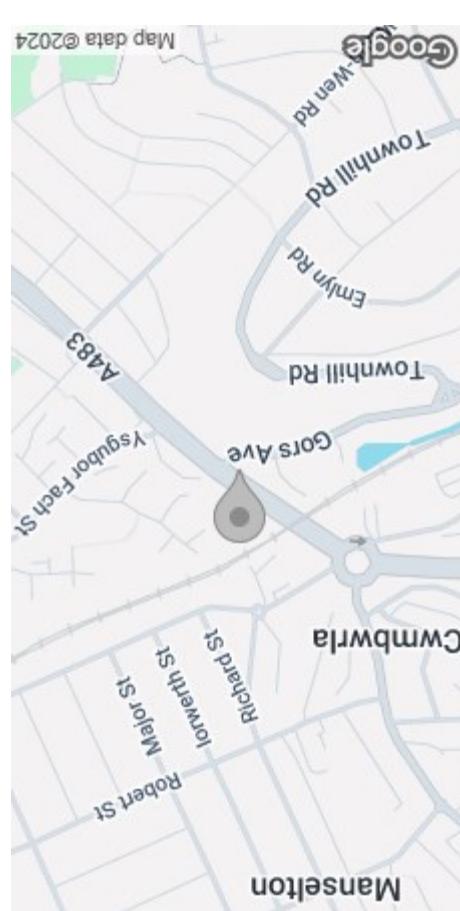
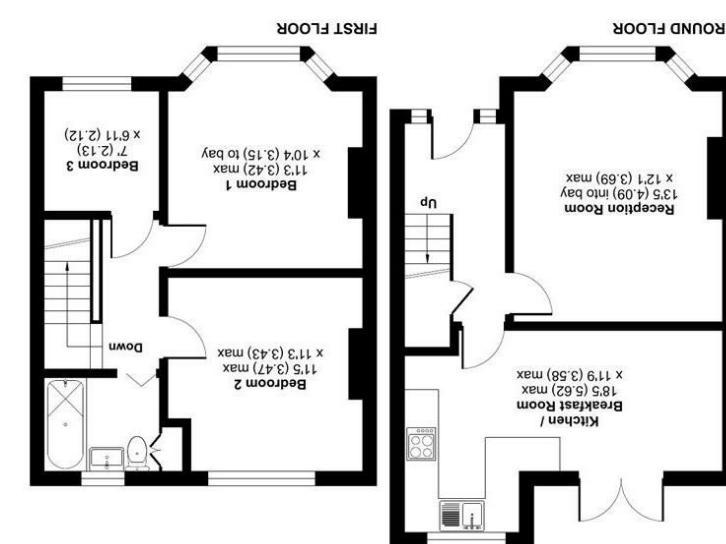


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Carmarthen Road, Swansea, SA5
Approximate Area = 881 sq ft / 79.1 sq m
For identification only - Not to scale

FLOOR PLAN



GENERAL INFORMATION

Dawsons are delighted to offer for sale this mid terrace property situated in sought after location of Cwmbwrla, Swansea. This property comprises entrance hallway, lounge, and kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally there is a front garden and an enclosed garden to rear. This property is considered an ideal first time buy/family home or investment. The property is conveniently located to Swansea City Centre, Morfa Retail Parc, Swansea.com stadium, local schools, and amenities. Viewing is highly recommended to appreciate what this property has to offer.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

13'5" (into bay) x 12'1" (max)
(4.09m (into bay) x 3.69m (max))



Kitchen/Breakfast Room

18'5" (max) x 11'8" (max)
(5.62m (max) x 3.58m (max))



First Floor

Landing



Bedroom 1
11'2" (max) x 10'4" (to bay)
(3.42m (max) x 3.15m (to bay))

Bedroom 2
11'4" (max) x 11'3" (max)
(3.47m (max) x 3.43m (max))

Bedroom 3
6'11" x 6'11" (2.13m x 2.12m)

Bathroom

External

Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

