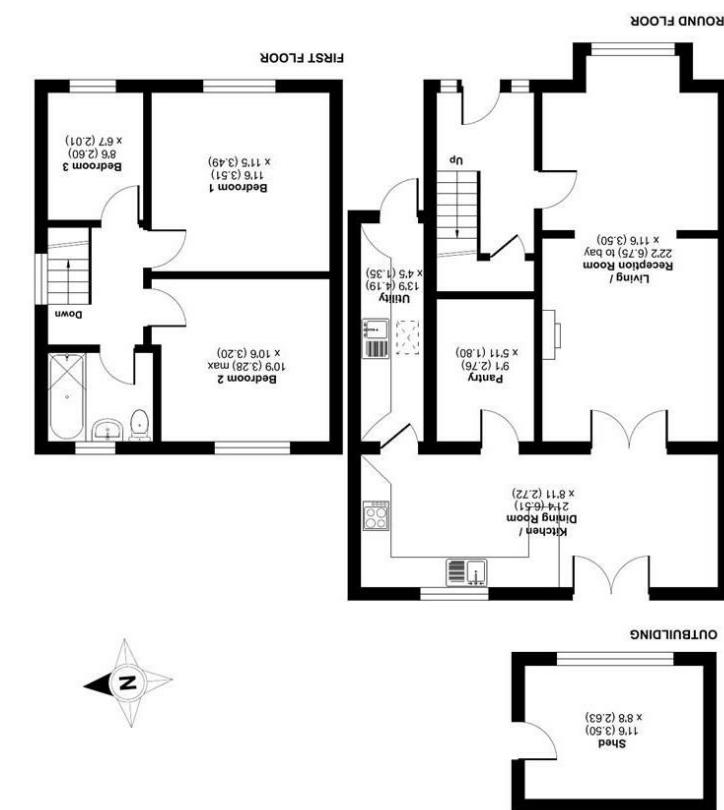




AREA MAP

FLOOR PLAN



Lydford Avenue, St. Thomas, Swansea, SA1

For information only - Not to scale
Total = 1213 sq ft / 112.5 sq m
Outbuilding = 99 sq ft / 9.1 sq m
Approximate Area = 1114 sq ft / 103.4 sq m

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.



GENERAL INFORMATION

We are delighted to offer for sale this semi-detached family home, located in the sought-after area of St Thomas, Swansea.

The property features an entrance hallway, a spacious lounge/dining room, pantry, utility room, and a kitchen/dining area with French doors opening onto a rear patio—perfect for enjoying the beautiful sea views.

To the first floor, the accommodation comprises three bedrooms and a family bathroom, offering comfortable living space for a growing family.

Externally, the home benefits from both front and rear gardens, providing outdoor space for relaxing or entertaining.

Ideally located close to Swansea City Centre, the Cop Bay development with its 3,500-capacity digital arena, SA1 Waterfront, Parc Tawe Retail Park, and the Swansea.com Stadium. The property also offers excellent access to Swansea University's Bay Campus and convenient transport links to the M4 via Fabian Way.

An ideal family home in a prime location. Viewing is highly recommended to appreciate the potential and lifestyle this property has to offer.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Reception Room

22'1" (to bay) x 11'5" (6.75m (to bay) x 3.50m)



Kitchen/Dining Room

21'4" x 8'11" (6.51m x 2.72m)



Pantry

9'0" x 5'10" (2.76m x 1.80m)

Utility

13'8" x 4'5" (4.19m x 1.35m)



First Floor

Landing

Bedroom 1

11'6" x 11'5" (3.51m x 3.49m)

Bedroom 2

10'9" (max) x 10'5" (3.28m (max) x 3.20m)

Bedroom 3

8'6" x 6'7" (2.60m x 2.01)

Bathroom

External

Front Garden

Enclosed Rear Garden

Shed

11'5" x 8'7" (3.50m x 2.63m)

Tenure - Freehold

Council Tax Band - C

EPC - C

Services

Mains Gas & Electric
Mains Sewerage

Water - Billed

"Broadband - The current supplier is (Virgin). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Lebora].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

