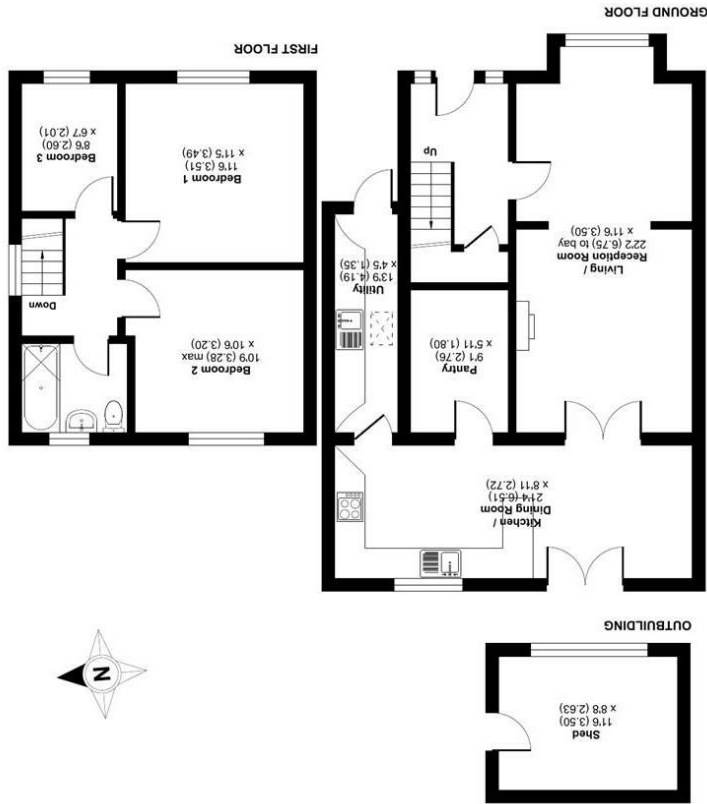


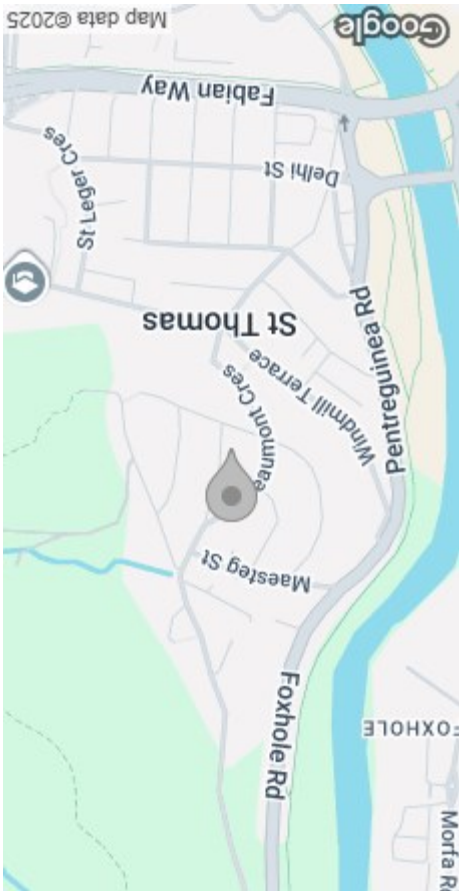
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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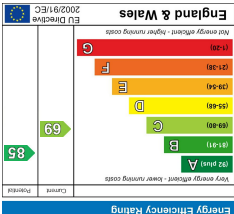
Lydford Avenue, St. Thomas, Swansea, SA1

FLOOR PLAN



AREA MAP

EPC



50 Lydford Avenue
St. Thomas, Swansea, SA1 8DX
Asking Price £180,000

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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 Copr 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.

