



GENERAL INFORMATION

An excellent opportunity to purchase this mid-terrace property, ideally located in the ever-popular Sandfields area of Swansea.

The ground floor comprises an entrance hallway, two well-proportioned reception rooms, a fitted kitchen, utility room, bathroom, and separate W.C. To the first floor, the accommodation continues with three bedrooms, offering flexible living space.

Externally, the property benefits from a rear garden, providing useful outdoor space.

Perfectly positioned for Swansea City Centre, Swansea Bay, Swansea University, and the exciting Copr Bay development with its digital arena, green spaces, and leisure facilities, this property enjoys a highly convenient location.

An ideal first-time buy or investment opportunity. Early viewing is recommended to appreciate the potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception
11'9" x 10'9" (3.59m x 3.29m)

Reception
11'0" x 9'4" (3.36m x 2.85m)

Kitchen/Dining Room
9'11" x 7'9" (3.03m x 2.37m)

Utility
8'6" x 2'7" (2.6m x 0.8m)

Shower Room



W.C

First Floor

Landing

Bedroom 1
15'0" x 10'8" (4.59m x 3.26m)

Bedroom 2
13'5" (max) x 8'2"(max) (4.09m (max) x 2.49m(max))

Bedroom 3
11'0" x 9'6" (3.37m x 2.90m)

External

Garden to Rear

Tenure - Freehold

Council Tax Band - C

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.

