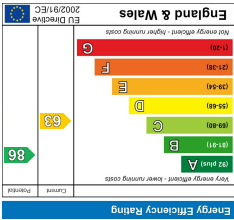
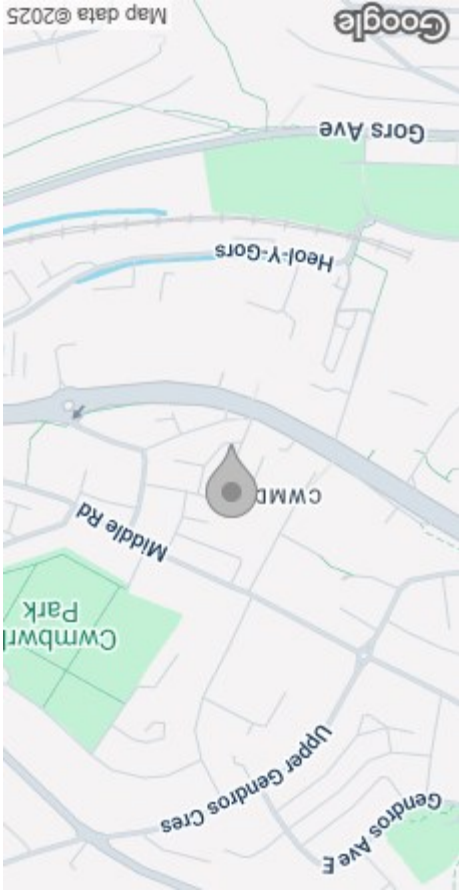


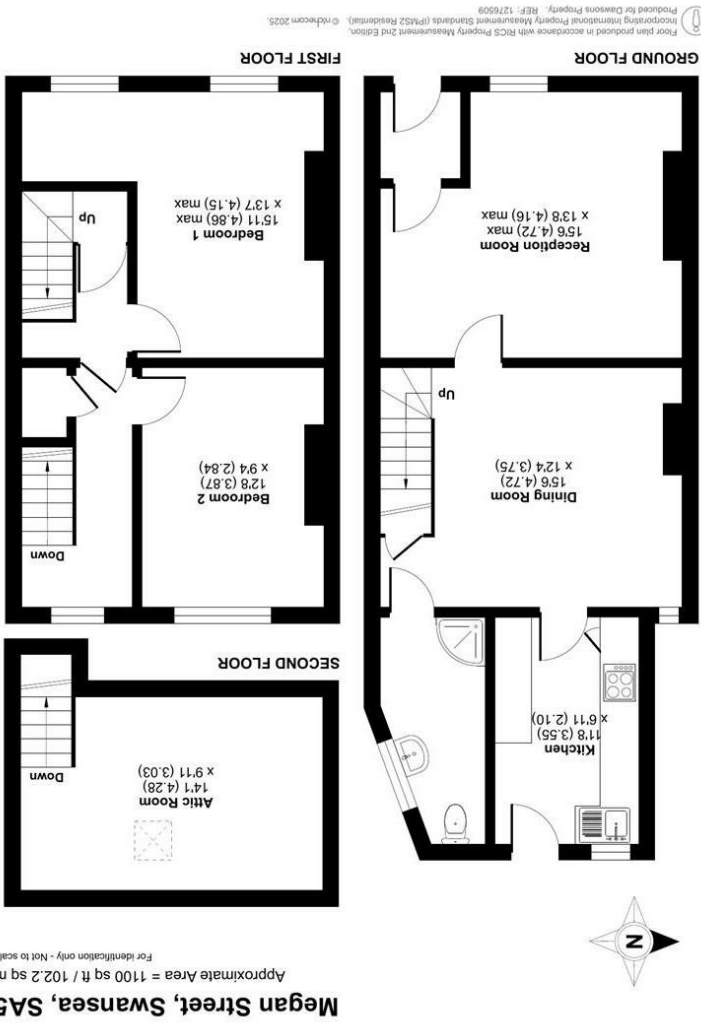
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



4 Megan Street
Cwmdu, Swansea, SA5 8LE
Offers Over £100,000



GENERAL INFORMATION

A great opportunity to purchase this mid-terrace property, located in the popular residential area of Manselton, Swansea.

The accommodation comprises an entrance porch, a reception room, separate dining room, kitchen, and a ground floor shower room. On the first floor, there are two double bedrooms, with access to an attic room on the second floor.

Outside, the property offers an enclosed rear courtyard with rear pedestrian access—ideal for low-maintenance outdoor space.

This property would make an ideal first-time purchase or investment opportunity. It benefits from a convenient location close to local schools and amenities, with excellent transport links to Swansea City Centre, Morfa Retail Park, and Swansea.com Stadium.

Viewing is highly recommended to appreciate what this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Reception Room
15'5" (max) x 13'7" (4.72m (max) x 4.16m)

Dining Room
15'5" x 12'3" (4.72m x 3.75m)

Kitchen
11'7" x 6'10" (3.55m x 2.10m)

Shower Room



First Floor

Landing

Bedroom 1
15'11" (max) x 13'7" (max) (4.86m (max) x 4.15m (max))

Bedroom 2
12'8" x 9'3" (3.87m x 2.84m)

Second Floor

Attic Room
14'0" x 9'11" (4.28m x 3.03m)

External

Enclosed Rear Courtyard with Pedestrian Access

Tenure - Freehold

Council Tax Band - B

EPC - D

Services
Mains Gas & Electric
Mains Sewerage
Water - Billed

Broadband Supplier: Virgin Media
Broadband Type: Fibre

Mobile: There are no known issues with mobile coverage using the vendor's current supplier, EE & O2.

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

