56 Lydford Avenue







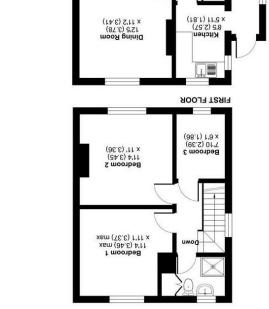




**AREA MAP PLOOR PLAN** 



m ps  $6.47 \ \text{/}$  if ps 308 = sanA stemixorqqA Lydford Avenue, St. Thomas, Swansea, SA1







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 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

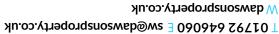












11 Walter Road, Swansea, SA1 5NF

## **GENERAL INFORMATION**

Dawsons are pleased to bring to market this semi-detached property, ideally positioned in the ever-popular area of St Thomas,

This spacious home offers a traditional layout, comprising an entrance hallway, lounge, separate dining room, kitchen, and utility area on the ground floor. Upstairs, you'll find three wellproportioned bedrooms and a shower room.

Set on a generous plot, the property benefits from gardens to the front, side, and rear, providing plenty of outdoor space and potential for extension or landscaping (subject to necessary planning consent).

Conveniently located within close proximity to Swansea City Centre, SA1 Waterfront, Parc Tawe Retail Park, the Swansea.com Stadium, and the new Copr Bay development including Swansea  $\,$ Arena. Excellent road links via Fabian Way give easy access to the M4 and Swansea University's Bay Campus.

Requiring some modernisation, this property offers an excellent  $\,$ opportunity for buyers to add their own stamp in a fantastic location.

 $\label{thm:commended} \mbox{Early viewing is recommended to fully appreciate the potential this}$ home has to offer.

## **FULL DESCRIPTION**

**Ground Floor** 

**Entrance** 

Hallway

**Reception Room** 

11'3" x 9'3" (3.43m x 2.83m)

 $\begin{array}{l} \textbf{Dining Room} \\ 12'4" \times 11'2" \, (3.78 \text{m} \times 3.41 \text{m}) \end{array}$ 

Kitchen 8'5" x 5'11" (2.57m x 1.81m)

Utility

**First Floor** 

Landing











## Bedroom 1

11'4" (max) x 11'0" (max) (3.46m  $(max) \times 3.37m (max)$ 

Bedroom 2

11'3" x 11'0" (3.45m x 3.36m)

Bedroom 3

7'10" x 6'1" (2.39m x 1.86m)

**Shower Room** 

**External** 

Front & Side Gardens

**Garden to Rear** 

Tenure - Freehold

Council Tax Band - C

## Services

Mains Gas & Electric Mains Sewerage

Water: Metered

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.

