



GENERAL INFORMATION

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

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 well-proportioned 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.

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)

Dining Room
12'4" x 11'2" (3.78m x 3.41m)

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) x 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.

