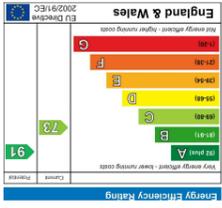
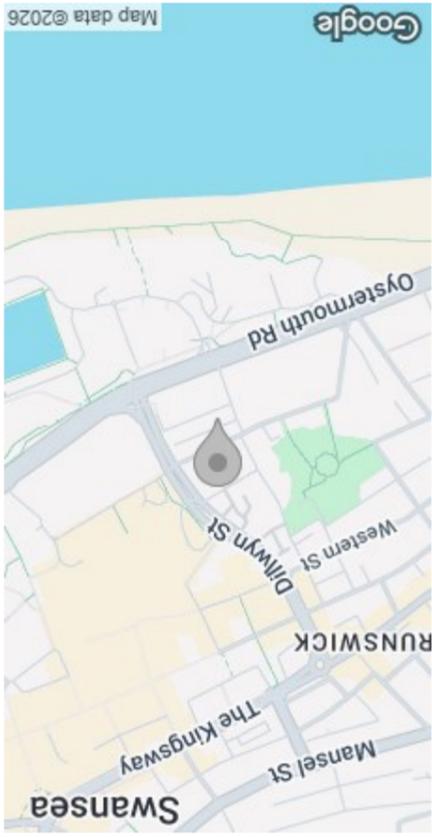


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 Recorder Street
 Sandfields, Swansea, SA1 3RX
Offers Over £150,000



GENERAL INFORMATION

We are delighted to present this mid-terrace home, ideally located in the highly sought-after area of Sandfields, Swansea.

The ground floor accommodation comprises an entrance porch, hallway, a bright lounge/dining room, inner hallway, and a bathroom. To the first floor, the property offers two well-proportioned double bedrooms.

Externally, the home benefits from an enclosed courtyard to the rear with convenient pedestrian access.

Perfectly positioned just moments from Swansea City Centre and the vibrant Copr Bay development home to the impressive Swansea Arena, along with new leisure facilities and restaurants, the property also enjoys excellent access to Swansea Beach, Swansea University, and Singleton Hospital, as well as strong transport links.

An ideal first-time purchase or investment opportunity. Viewing is highly recommended to appreciate the location and potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge Opening To:
12'6" x 9'10" (3.82m x 3.0m)

Dining Room
12'6" x 11'5" (3.82m x 3.50m)

Kitchen
14'4" x 10'5" (4.38m x 3.19m)

Inner Hallway

Bathroom



First Floor

Landing

Bedroom 1
15'3" x 9'10" (4.65m x 3.0m)

Bedroom 2
12'6" x 11'5" (3.82m x 3.50m)

External

Rear Courtyard

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - C

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

Water - Billed

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.

