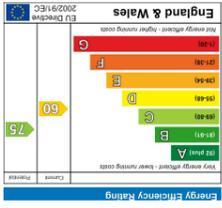
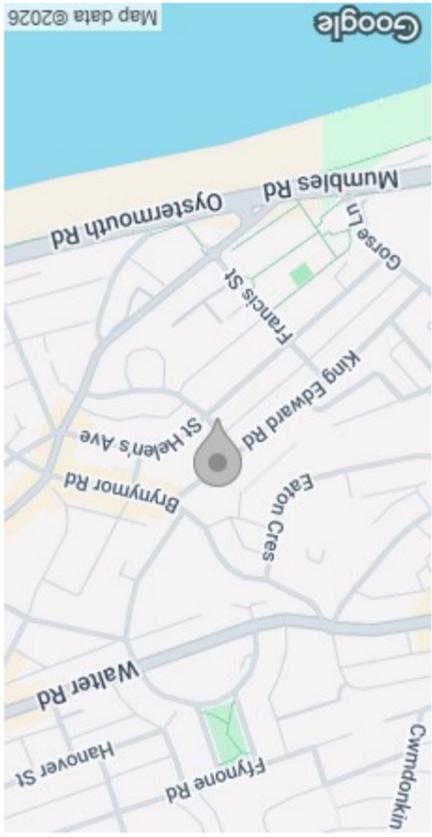


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

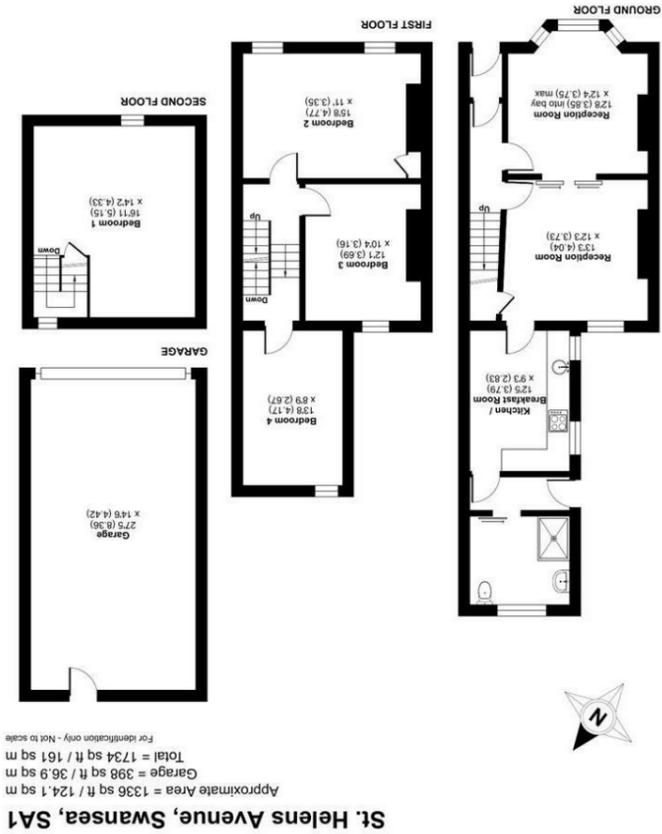
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Produced for Dawson's Property, REF: 137079



EPC



AREA MAP



FLOOR PLAN



171 St. Helens Avenue
 , Swansea, SA1 4NQ
Offers Over £200,000



GENERAL INFORMATION

We are pleased to present this spacious mid-terrace property, perfectly positioned in one of Swansea's most sought-after residential areas.

The ground floor comprises an entrance porch, hallway, two reception rooms, a kitchen/breakfast room, inner hallway, and a shower room. To the first floor are three bedrooms, with a further bedroom located on the second floor.

Externally, the property benefits from a front forecourt and an enclosed rear garden with a rear garage, offering both outdoor space and practical storage.

Ideally located close to Swansea City Centre, Swansea University, Swansea Bay, and the vibrant Uplands Quarter, the property also enjoys excellent access to local schools and amenities.

Viewing is highly recommended to appreciate the space, versatility, and potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Reception Room

12'7" (into bay) x 12'3" (max)
(3.85m (into bay) x 3.75m (max))

Reception Room

13'3" x 12'2" (4.04m x 3.73m)

Kitchen/Breakfast Room

12'5" x 9'3" (3.79m x 2.83m)

Inner Hallway

Shower Room



Ground Floor

Entrance

Porch

Reception Room

12'7" (into bay) x 12'3" (max)
(3.85m (into bay) x 3.75m (max))

Reception Room

13'3" x 12'2" (4.04m x 3.73m)

Kitchen/Breakfast Room

12'5" x 9'3" (3.79m x 2.83m)

Inner Hallway

Shower Room



First Floor

Landing

Bedroom 2

15'7" x 10'11" (4.77m x 3.35m)

Bedroom 3

12'1" x 10'4" (3.69m x 3.16m)

Bedroom 4

13'8" x 8'9" (4.17m x 2.67m)

Second Floor

Bedroom 1

16'10" x 14'2" (5.15m x 4.33m)

External

Front Forecourt

Enclosed Rear Garden

Garage

27'5" x 14'6" (8.36m x 4.42m)

Tenure - Freehold

Council Tax Band - D

EPC-D

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.

