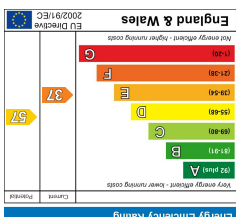


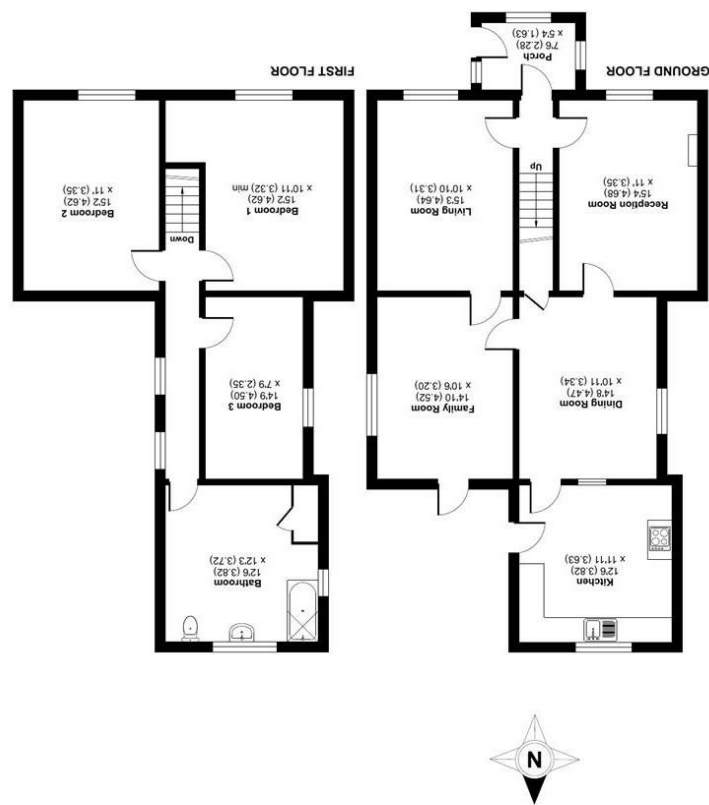
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Mynydd Newydd Road, Penlan, Swansea, SA5
Approximate Area = 1636 sq ft / 152 sq m
For identification only - Not to scale

FLOOR PLAN



231 Mynydd Newydd Road
Penlan, Swansea, SA5 7HJ
Offers Over £230,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this detached property located in the popular residential area of Penlan, Swansea.

The ground floor accommodation comprises an entrance porch, hallway, four reception rooms, and a kitchen—offering flexible living space with scope for reconfiguration. To the first floor, the property offers three bedrooms and a family bathroom.

Externally, the property benefits from a driveway and generous gardens, providing excellent potential for landscaping or extension (subject to planning).

While the property would benefit from modernisation, it presents a fantastic opportunity to create a spacious family home. Conveniently located close to local amenities, schools, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the M4 motorway via Junction 46.

Please note: Japanese knotweed is present at the property, and a management plan is currently in place.

Viewing is highly recommended to fully appreciate the potential this home has to offer.

FULL DESCRIPTION

- Ground Floor
- Entrance Porch
- Hallway
- Lounge
15'2" x 10'10" (4.64m x 3.31m)
- Reception Room
15'4" x 10'11" (4.68m x 3.35m)
- Family Room
14'9" x 10'5" (4.52m x 3.20m)
- Dining Room
14'7" x 10'11" (4.47m x 3.34m)
- Kitchen
12'6" x 11'10" (3.82m x 3.63m)



- First Floor
- Landing
- Bedroom 1
15'1" x 10'10" (min) (4.62m x 3.32m (min))
- Bedroom 2
15'1" x 10'11" (4.62m x 3.35m)
- Bedroom 3
14'9" x 7'8" (4.50m x 2.35m)
- Bathroom
- External
- Large Gardens
- Parking
Driveway
- Tenure - Freehold
The vendor has in formed us the property is Freehold.
- Council Tax Band - E
- EPC - F



- N.B
Please note there is Knotweed at the property. The vendor has a knotweed plan in place.
- Services
Mains Electric
No Gas
Cesspit - Emptied every 9-12 Months
Heating - Coal/Multi Fuel
- Water - Billed
- "Broadband – The current supplier is (BT). If known, add: The broadband type is Fibre.
- "Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Tesco].
- You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.