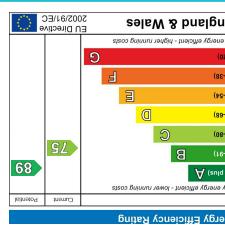




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Benthall Place, St. Thomas, Swansea, SA1
Approximate Area = 886 sq ft / 82.3 sq m
For identification only - Not to scale

FLOOR PLAN



GENERAL INFORMATION

We are pleased to offer for sale this recently refurbished mid terrace property situated in the very sought after location of St Thomas. Considered an ideal first time buy, or investment purchase the property comprises of entrance hallway, open plan lounge/dining room with media wall, modern fitted kitchen to the ground floor. To the first floor there are two double bedrooms and family bathroom comprising a four piece suite. Externally the property offers steps up to front forecourt and an enclosed rear garden laid to decorative stones. The property is conveniently located close to local amenities, schools and provides great transport links to M4 Motorway via Fabian Way, Swansea University Bay Campus, Swansea City Centre, Swansea.com Stadium, Swansea Marina, and Swansea's latest Copr Bay development which offers a new 3500 capacity digital Arena. Viewing is highly recommended to appreciate what this property has to offer.



FULL DESCRIPTION

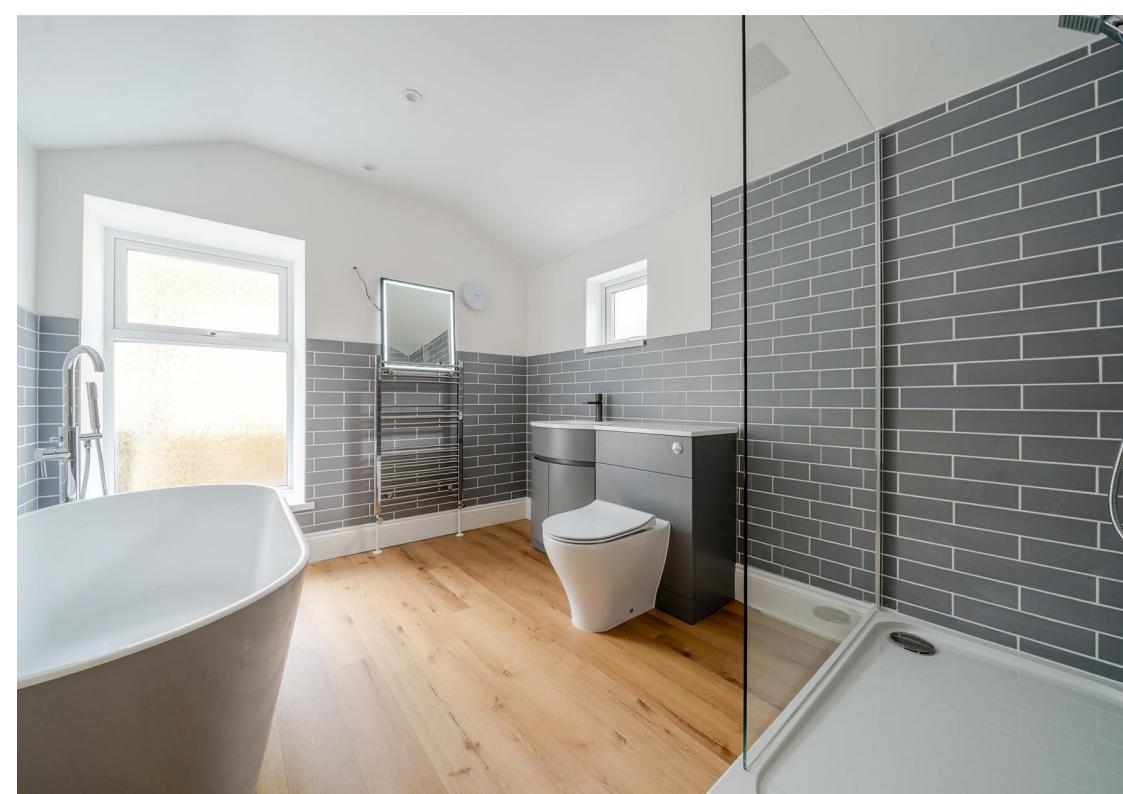
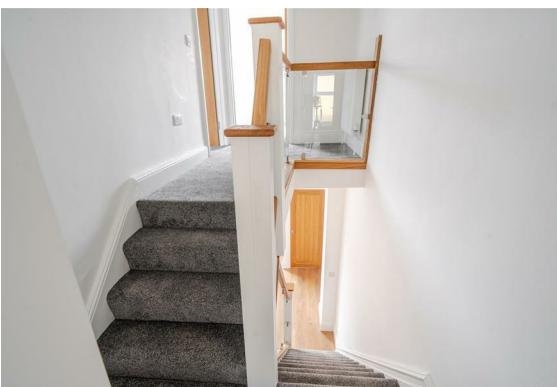
Ground Floor

Entrance

Hallway

Open Plan Lounge/Dining Room

22'3" x 14'9" (6.80m x 4.50m)



Kitchen

11'1" x 7'10" (3.39m x 2.41m)

First Floor

Landing



Bedroom 1
15'5" x 9'8" (4.71m x 2.95m)

Bedroom 2
12'1" x 9'8" (3.70m x 2.95m)

Bathroom

External

Front Forecourt

Enclosed Garden to Rear

Tenure - Freehold

Council Tax Band - B

N.B

"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."

