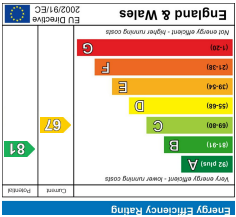
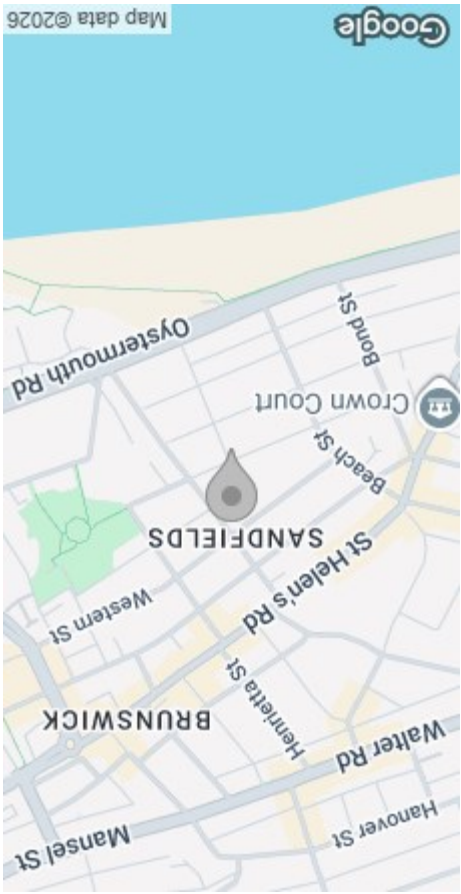


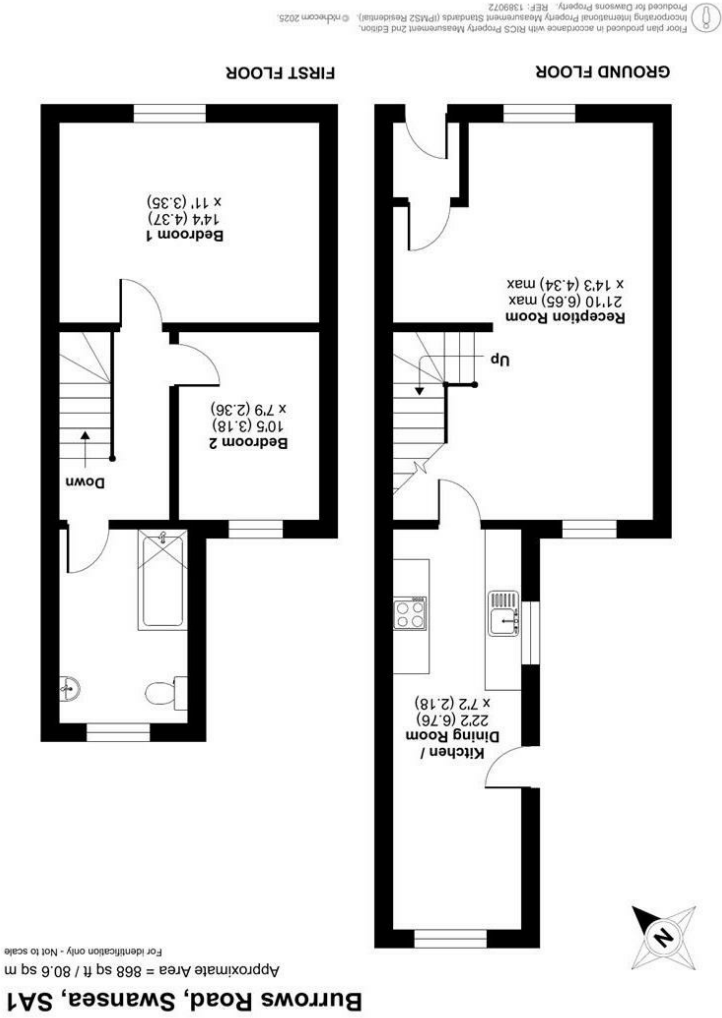
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EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

We are delighted to bring to market this well-located mid-terrace property in the ever-popular area of Sandfields, Swansea.

The accommodation is arranged over two floors, with the ground floor comprising a welcoming entrance hallway, a comfortable lounge, and a fitted kitchen. To the first floor are two generous double bedrooms and a well-proportioned bathroom.

Externally, the property boasts a large enclosed rear garden, featuring both lawn and decking areas — ideal for entertaining, relaxing, or future enhancement.

Perfectly positioned within close proximity to local amenities and schools, the property also benefits from being within walking distance of Swansea City Centre, Swansea University, and the beachfront, making it a highly desirable location.

An excellent opportunity for first-time buyers or investors alike, this property offers fantastic potential. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
21'9" (max) x 14'2" (max)
(6.65m (max) x 4.34m (max))

Kitchen/Dining Room
22'2" x 7'1" (6.76m x 2.18m)

First Floor

Landing

Bedroom 1
14'4" x 10'11" (4.37m x 3.35m)



Bedroom 2
10'5" x 7'8" (3.18m x 2.36m)

Bathroom

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC - D

Services
Mains Gas & Electric
Mains Sewerage

