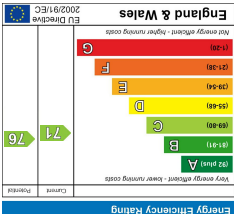
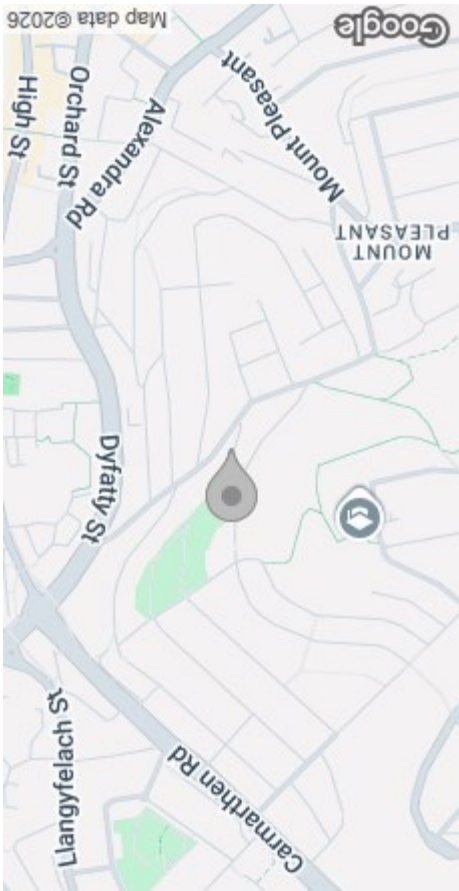


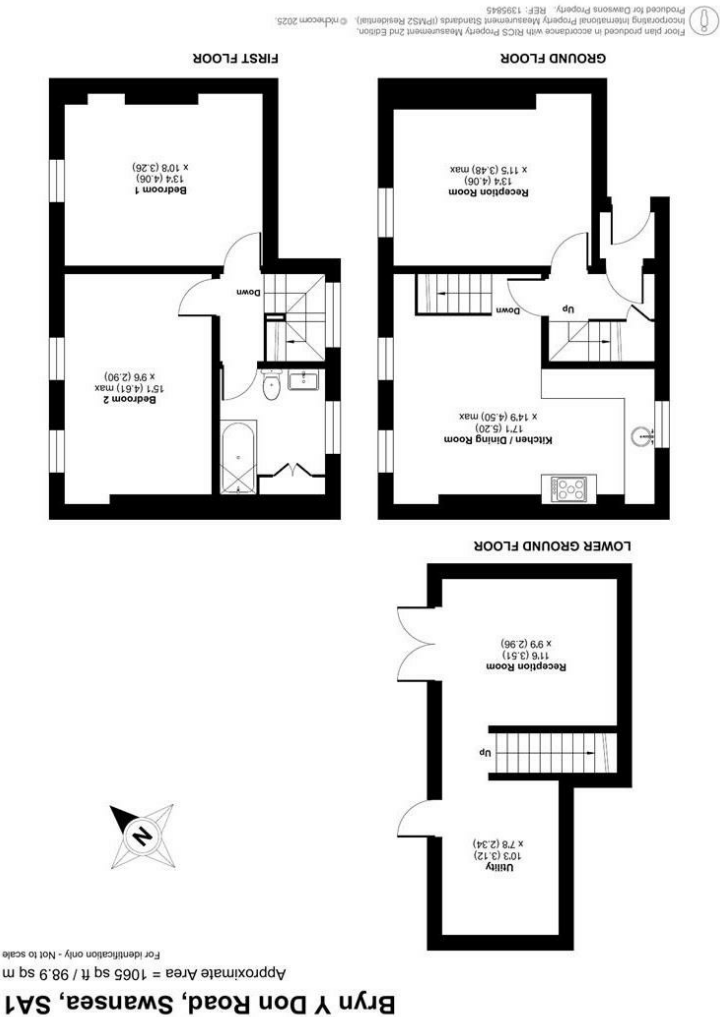
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



2 Bryn Y Don Road  
, Swansea, SA1 6YA  
Offers Over £140,000





GENERAL INFORMATION

Dawsons are pleased to offer for sale this attractive mid-terrace property, ideally situated in the central and highly regarded area of Mount Pleasant, Swansea.

Arranged over three floors, the accommodation comprises an entrance porch, hallway, lounge, and a kitchen opening into a dining area on the ground floor. The lower ground floor provides a further reception room and a utility room, offering flexible living space. To the first floor, there are two well-proportioned double bedrooms and a bathroom.

Externally, the property benefits from a decked rear garden enjoying elevated views.

The property is superbly located within easy reach of Swansea City Centre, Swansea Train Station, Morfa Retail Park, and Swansea Beach, making it well suited to a variety of buyers.

An excellent opportunity for first-time buyers, families, or investors alike. Viewing is highly recommended to appreciate the space and location on offer.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch
- Hallway

Reception  
13'3" x 11'5" (max) (4.06m x 3.48m (max))

Kitchen/Dining Room  
17'0" x 14'9" (max) (5.20m x 4.50m (max))

Lower Ground Floor

Reception  
11'6" x 9'8" (3.51m x 2.96m)



Utility  
10'2" x 7'8" (3.12m x 2.34m)

First Floor

Landing

Bedroom 1  
13'3" x 10'8" (4.06m x 3.26m)

Bedroom 2  
15'1" (max) x 9'6" (4.61m (max) x 2.90m)

Bathroom

External

Decked Garden to Rear

Tenure - Freehold

Council Tax Band - A

EPC-C

Services

Mains Gas & Electric  
Mains Sewerage

"Broadband – The current supplier is (Sky). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Sky].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

