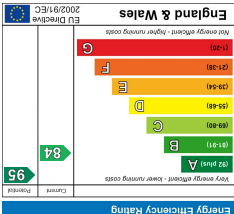


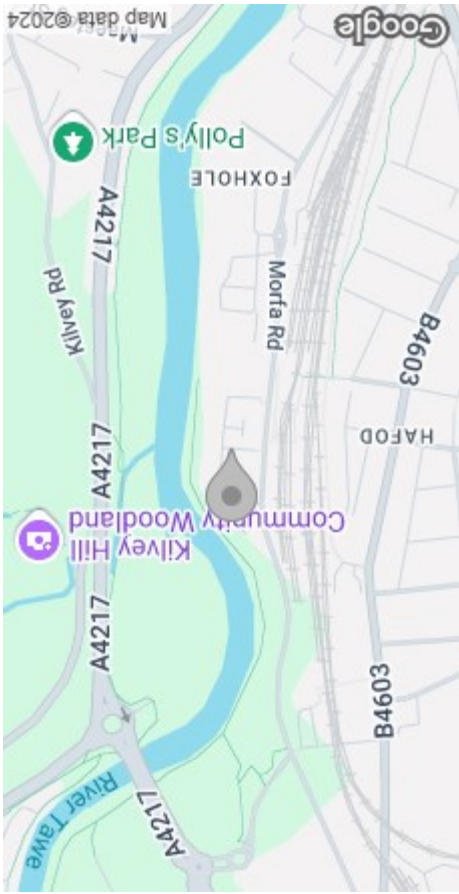


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but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



48 Golwg Y Garreg Wen  
, Swansea, SA1 2EW  
Offers Over £250,000





GENERAL INFORMATION

Dawson's are delighted to offer for sale this beautifully presented family home located within walking distance of Swansea City Centre, Whiterock Heritage Park, and the scenic Tawe cycle path. This impressive home is set over three floors features entrance, lounge, inner hallway, W.C, and kitchen/dining room with patio doors leading to the rear garden. To the first floor there are two bedrooms and a family bathroom. To the second floor you will find the master bedroom with a Juliette balcony offering river views. Externally the property offers lawn area to front and an enclosed rear garden with patio and decked area perfect for entertaining, the property also has side pedestrian access and two allocated parking spaces. The property is ideally located near local amenities including Morfa Retail Parc and Park Tawe. Easy access to M4 via Fabian Way. The property offers good transport links with both Swansea Park & ride and Swansea Train-station within walking distance. Viewing is highly recommended to appreciate what this fantastic property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Lounge  
14'11" x 11'8" (max) (4.57m x 3.58m (max) )

Hallway

W.C

Kitchen/Dining Room  
11'10" x 8'7" (max) (3.61m x 2.64m (max) )



First Floor

Landing

Bedroom 2  
11'10" (max) x 10'9" (3.63m (max) x 3.28m)

Bedroom 3  
11'5" x 7'4" (3.48m x 2.26)

Bathroom

Second Floor

Master Bedroom

External

Lawned Area to Front

Enclosed Rear Garden with side Pedestrian Access

Two Allocated Parking Spaces

Tenure - Freehold

Council Tax Band - D

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

N.B

Planning approved for a single storey rear extension. For further information please visit <https://property.swansea.gov.uk/online-applications> using planning reference 2022/1767/FUL

