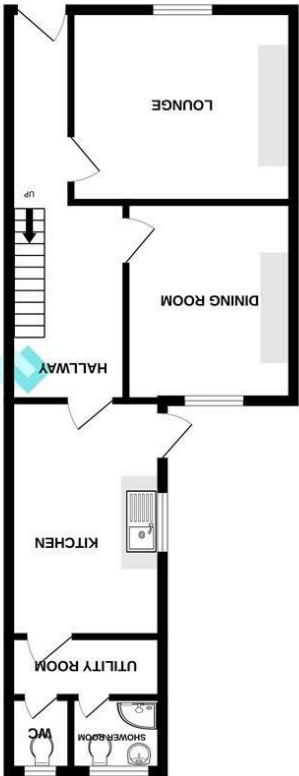
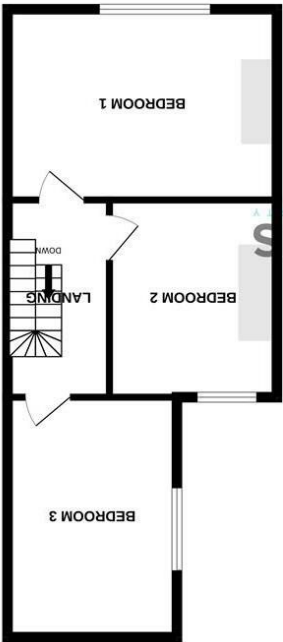


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

What every attempt has been made to ensure the accuracy of the location contained herein. Measurements of rooms, windows and appliances should be taken and should be stated as such by any prospective purchaser. The service, systems and appliances shown have not been stated and no guarantee is given. As to the quality of the workmanship of the building, no guarantee is given. The service, systems and appliances shown have not been stated and no guarantee is given. As to the quality of the workmanship of the building, no guarantee is given.



GROUND FLOOR

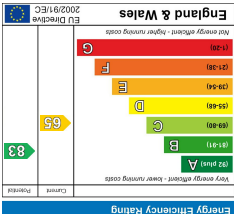


1ST FLOOR

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

An excellent opportunity to acquire this mid property in the popular Sandfields area.

The ground floor offers an entrance hallway, two reception rooms, kitchen, utility room, bathroom, and W.C. On the first floor there are three bedrooms.

Outside, the property benefits from a rear garden.

Perfectly placed for Swansea City Centre, Swansea Bay, Swansea University, and the Copr Bay development with its arena, parks, and vibrant leisure spaces.

Ideal first time buy or investment.

FULL DESCRIPTION

Ground Floor

- Entrance
- Hallway

Lounge
12'5" (into alcove) x 10'9" (3.8m into alcove) x 3.29m

Dining Room
11'1" x 9'4" (into alcove) (3.39m x 2.86m (into alcove))

Kitchen
13'2" x 8'7" (4.03m x 2.62m)

Utility Room
8'6" x 2'7" (2.6m x 0.8m)



Bathroom

W.C

First Floor

Landing

Bedroom 1
15'1" (into alcove) x 10'8" (4.6m into alcove) x 3.26m

Bedroom 2
11'0" x 9'4" (3.37m x 2.86m)

Bedroom 3
13'5" x 8'2" (4.1m x 2.49m)

External

Garden to Rear

Tenure - Freehold

Council Tax Band - C

Services

Mains Gas & Electric
Mains Sewerage

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.