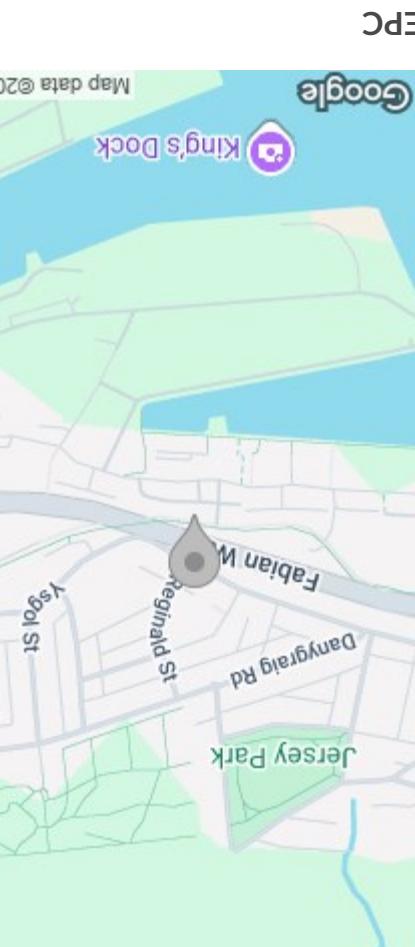


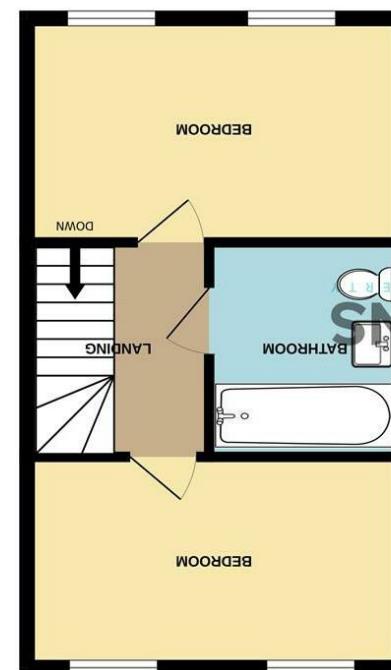
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error.

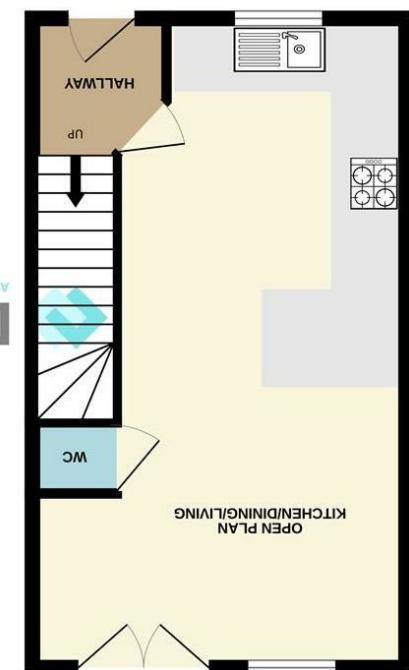


AREA MAP

EPC



1ST FLOOR



GROUNDFLOOR

FLOOR PLAN

DAWSONS



### 3 Sir Harry Secombe Court

Marina, Swansea, SA1 8RF

Asking Price £205,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Nestled in the charming Sir Harry Secombe Court in Swansea, this delightful two-bedroom mid-terrace townhouse offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a dual aspect open plan kitchen, dining, and living room, which creates an inviting atmosphere ideal for both relaxation and entertaining. The natural light floods the space, enhancing the warm and welcoming feel of the home. The property features two bedrooms, a family bathroom and a downstairs cloakroom which adds to the practicality of the layout, making it ideal for guests and everyday living.

As a freehold property, this townhouse offers the freedom and flexibility that many buyers seek. The location in Swansea is not only picturesque but also provides easy access to local amenities, schools, and transport links, making it a desirable choice for families and professionals alike. Viewings now taking place. No Chain.



## FULL DESCRIPTION

### ENTRANCE

Via composite door into;

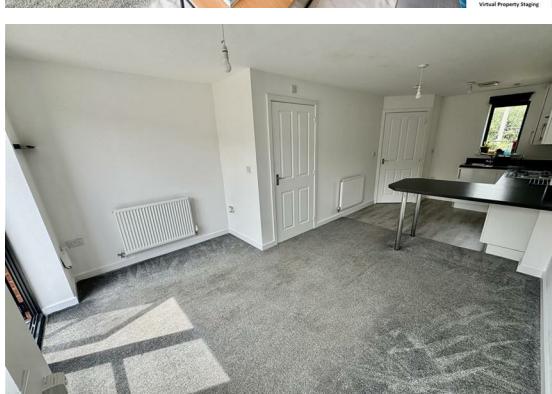
### HALLWAY

Radiator. Stairs to first floor. Door into;

### OPEN PLAN KITCHEN LIVING ROOM

22'2" x 12'1" (6.76 x 3.7)

Window to front. A range of wall, base and draw units with work surface over and matching breakfast bar. Integrated four ring gas hob and single oven with extractor fan over. Sink with mixer tap. Space for fridge freezer and washing machine. Open to living room. Window and french doors to rear garden. Door to;



### CLOAKROOM

Low level W.c, wash hand basin, ceiling spot light.

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

12'1" x 7'9" (3.7 x 2.37)

Two windows to front. Radiator

### BATHROOM

Tiled effect vinyl flooring. Bath with glass screen and shower over. Pedestal wash hand basin. Low level W.c.

### BEDROOM TWO

12'1" x 7'9" (3.7 x 2.37)

Two windows to rear. Radiator.

### EXTERNAL

To the front - garden laid to lawn. To the Rear- Enclosed garden with patio, lawn and gated access to parking.

### UTILITIES

Gas- Yes

Electric- Yes - Cert available

Water- Welsh Water

Broadband- Yes

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

### TENURE- FREEHOLD

Remus management company- Approx £250pa

### COUNCIL TAX BAND D

### EPC RATING B

