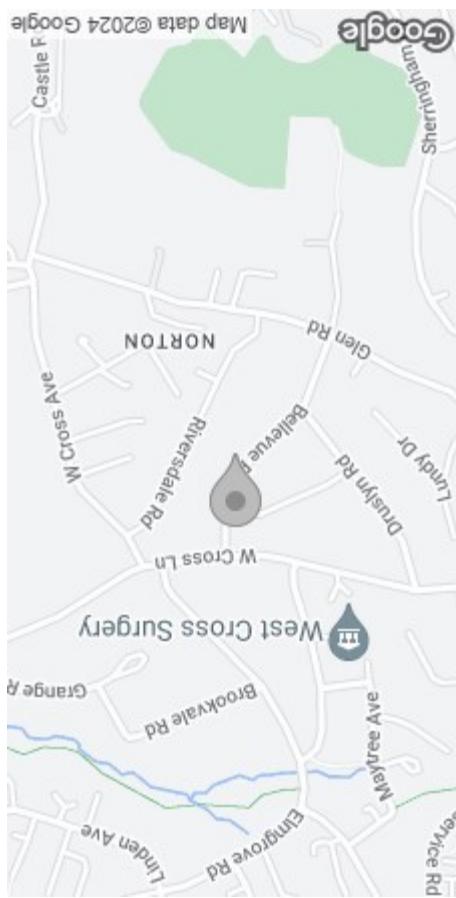


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

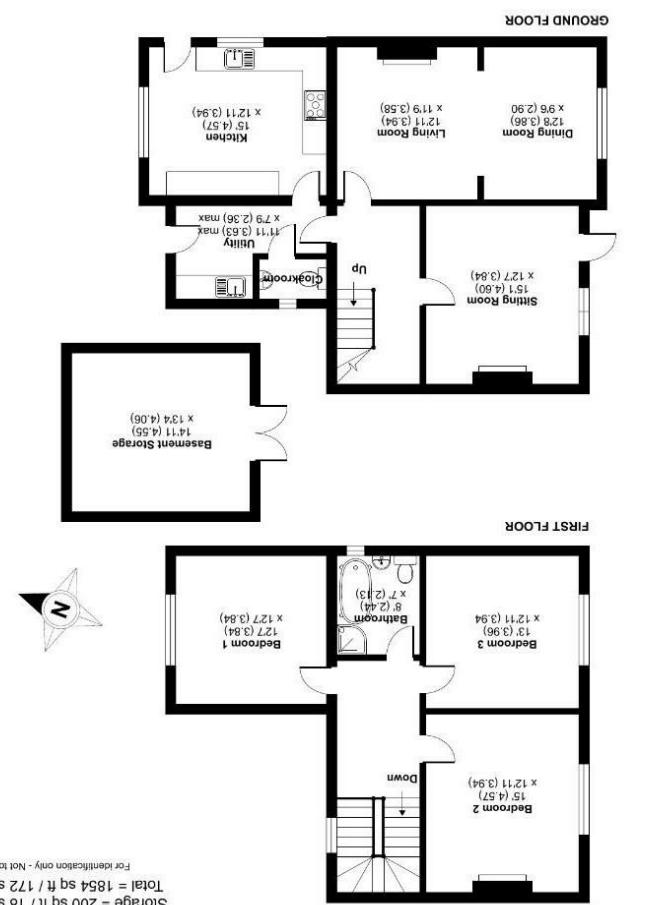
EPC



AREA MAP

Bellevue Road, West Cross, Swansea, SA3

Approximate Area = 1654 sq ft / 153 sq m
Storage = 200 sq ft / 18 sq m
Total = 1854 sq ft / 172 sq m
For measurement only - Not to scale



FLOOR PLAN



38 Bellevue Road
West Cross, Swansea, SA3 5QB
Asking Price £495,000



