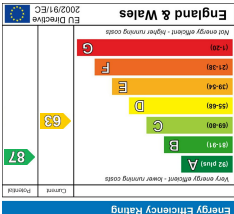


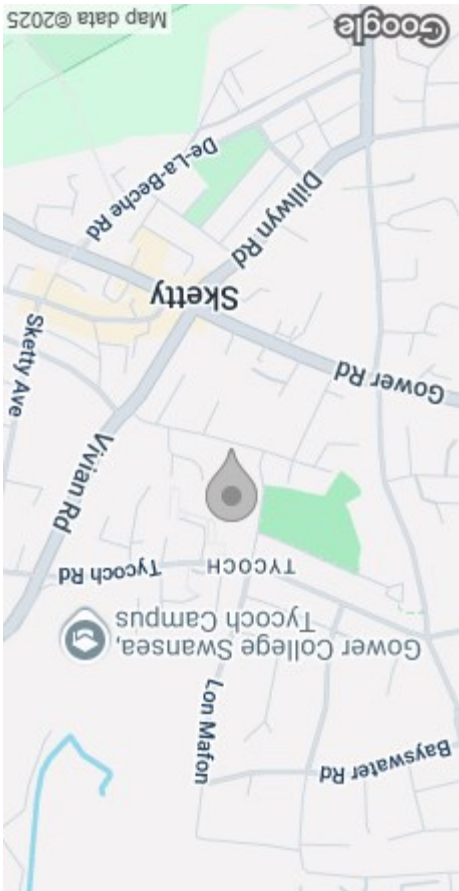
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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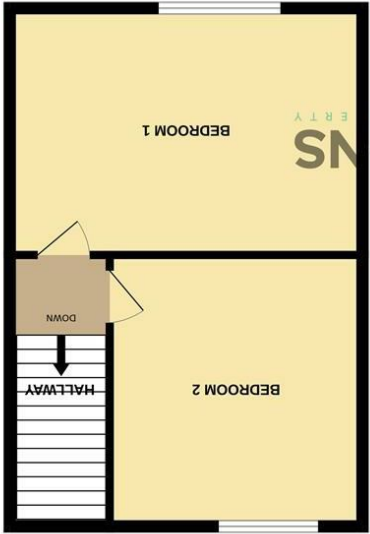
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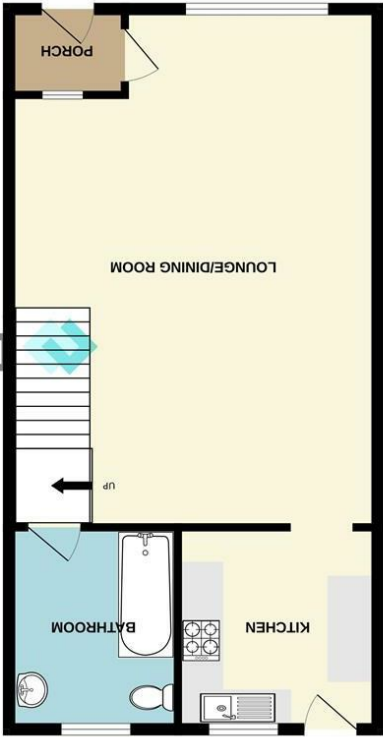
EPC



AREA MAP



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

FLOOR PLAN



GENERAL INFORMATION

Ideal first time buy! This two-bedroom terraced house offers a good opportunity for someone looking to put their own stamp on a home. The property includes an open-plan lounge/diner, kitchen, and bathroom downstairs, with two bedrooms upstairs.

Outside, there’s a tiered, low-maintenance garden and a brick built storage shed.

Located in the heart of Sketty, the house is within easy reach of local shops at Sketty Cross, as well as Singleton Park, Singleton Hospital, Swansea University, and the seafront.

With no onward chain, this could suit first-time buyers or investors seeking a property in a convenient location. A home with plenty of scope to improve and make your own.

FULL DESCRIPTION

GROUND FLOOR

LOUNGE/DINER
22'0" x 12'8" (6.71 x 3.87)

KITCHEN
9'0" x 6'8" (2.75 x 2.04)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1
13'9" x 10'6" (4.21 x 3.21)

BEDROOM 2
11'11" x 10'2" (3.65 x 3.11)



EXTERNAL
Outside, there’s a tiered, low-maintenance garden and a brick built storage shed.

TENURE
Freehold

EPC
D

COUNCIL TAX
C

SERVICES
Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

