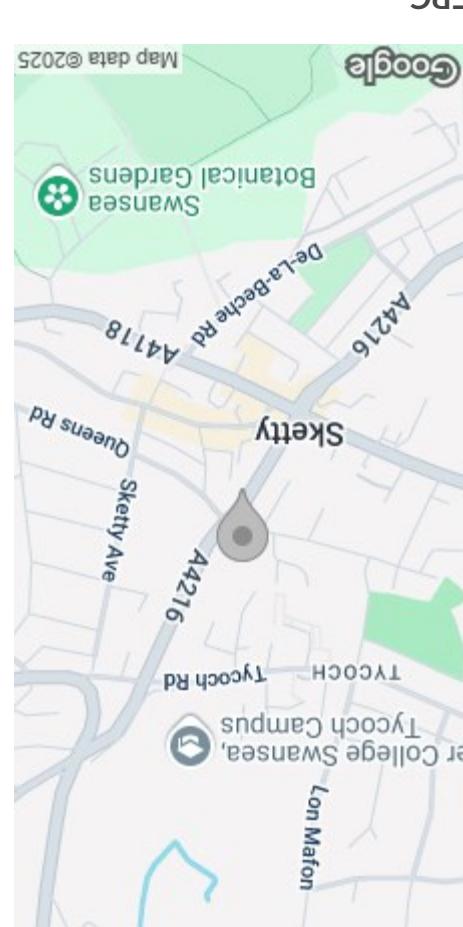
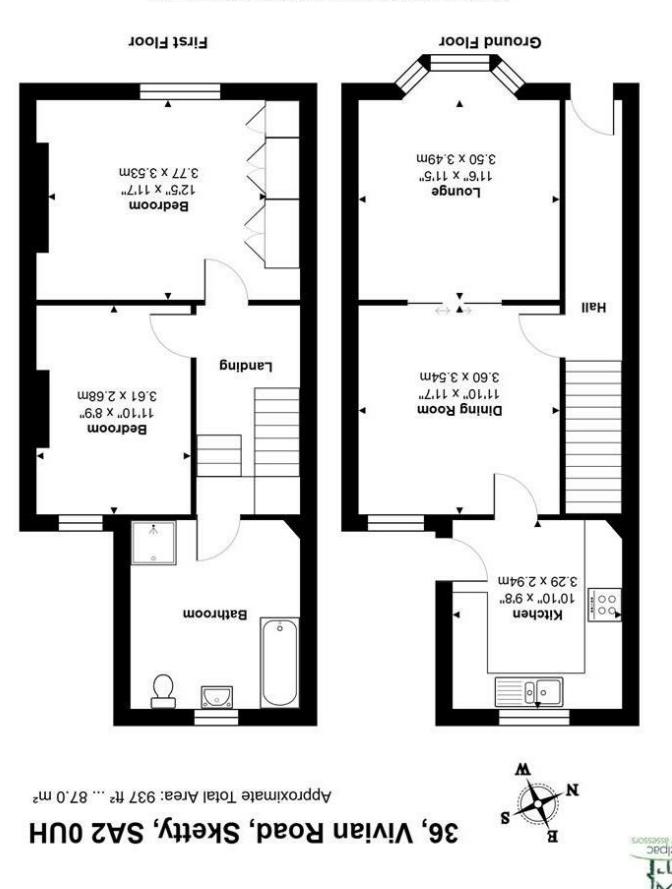


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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AREA MAP



36, Vivian Road, Sketty, SA2 0UH

FLOOR PLAN



36 Vivian Road  
Sketty, Swansea, SA2 0UH  
Asking Price £179,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

**CHAIN FREE!** This is a fantastic opportunity to acquire a charming two-bedroom traditional end-terraced property, full of character and potential. Boasting high ceilings and a generously sized bathroom, the home is ready for updating and offers a wonderful blank canvas for creating a stylish and comfortable living space.

On the ground floor, the property features a welcoming entrance hallway leading to a bright, front-facing lounge with a bay window. This opens into a spacious dining room, creating a natural flow that's perfect for both relaxing and entertaining. The fitted kitchen is located at the rear, with a door opening out to the garden.

Upstairs, there are two well-proportioned bedrooms and a large family bathroom, offering ample space for comfortable modern living.

Outside, you'll find a fully enclosed rear garden with the added benefit of side access.

Situated in the desirable area of Sketty, the property is conveniently close to a range of local amenities. Swansea City Centre, Singleton Park, Singleton Hospital, and the stunning foreshore are all within easy reach, making this a superb location for both lifestyle and convenience.

This property is ideal for anyone looking to put their own stamp on a home in a sought-after area—early viewing is highly recommended.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

11'5" x 11'5" (3.50 x 3.49)



#### DINING ROOM

11'9" x 11'7" (3.60 x 3.54)

#### KITCHEN

10'9" x 9'7" (3.29 x 2.94)

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'4" x 11'6" (3.77 x 3.53)



#### BEDROOM 2

11'10" x 8'9" (3.61 x 2.68)



#### BATHROOM

#### PARKING

Buyers are advised to contact the local authority regarding parking permit availability.

#### EXTERNAL REAR -

#### TENURE

Freehold

#### EPC

C

#### COUNCIL TAX

D

#### SERVICES

Mains gas, electric, water (metered) & drainage.

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

