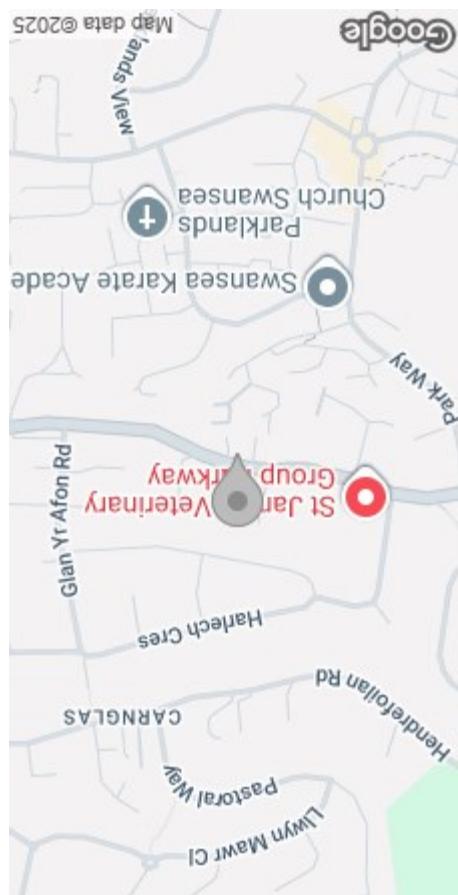


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy efficiency rating certificate issued under the Energy Performance of Buildings Directive (EU Directive 2010/31/EU) and the Energy Performance of Buildings Regulation (England and Wales) 2010.

EPC



AREA MAP

DAWSONS
ALL THINGS PROPERTY



FLOOR PLAN



219 Gower Road
Sketty, Swansea, SA2 9JJ
Offers Over £150,000



GENERAL INFORMATION

CHAIN FREE! Don't miss this exciting chance to acquire a two-bedroom mid-terrace cottage, superbly located on the desirable Gower Road, with convenient access to both Sketty and Killay.

Requiring modernisation, this property is packed with potential. The ground floor features a spacious lounge, separate dining room, fitted kitchen, and a bathroom. Upstairs, there are two well appointed bedrooms, ideal for buy-to-let investors.

Externally, the property benefits from a low-maintenance courtyard and a right of way leading to a sizable rear garden, ready to be transformed.

Set within a highly sought-after school catchment area and just a short distance from Singleton Hospital and Swansea University, the location is ideal for professionals, students, and families alike.

With strong rental prospects and scope to add value, this is a must-see opportunity.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

9'3" x 10'1" (2.83 x 3.08)



DINING ROOM

10'1" x 10'1" (3.08 x 3.08)

KITCHEN

11'2" x 6'11" (3.42 x 2.11)

REAR PORCH

BATHROOM

FIRST FLOOR

BEDROOM 1

12'2" x 10'1" (3.71 x 3.08)



BEDROOM 2

10'1" x 9'3" (3.09 x 2.83)

EXTERNAL

TENURE

Freehold

EPC

D

COUNCIL TAX

C

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.

ADDITIONAL INFORMATION

This property has a right of way access to additional garden area at the rear.

