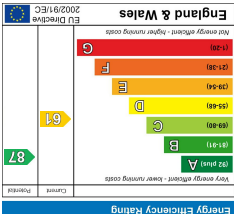
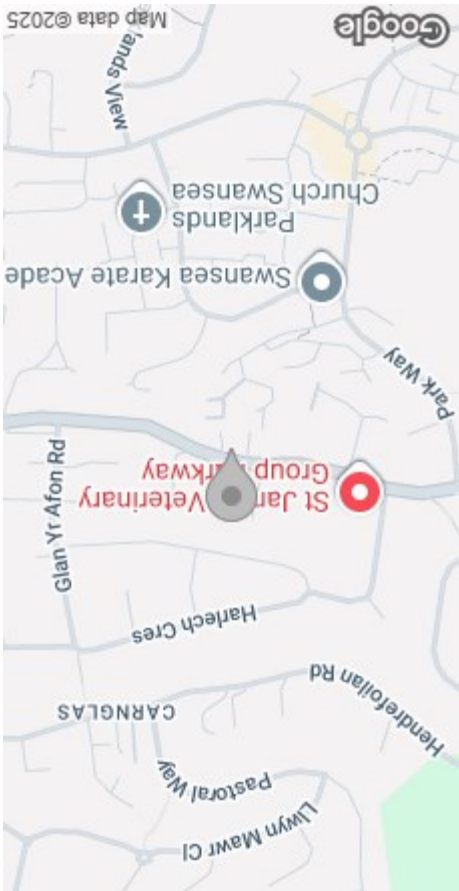


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors, any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as a guide only. It is not intended to be used as a basis for any claim or guarantee. As to the accuracy of the description, the agent can only give an opinion and no guarantee is given.



EPC



AREA MAP



FLOOR PLAN



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

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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.

