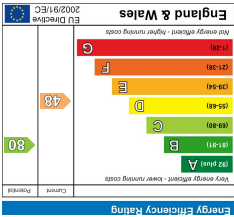
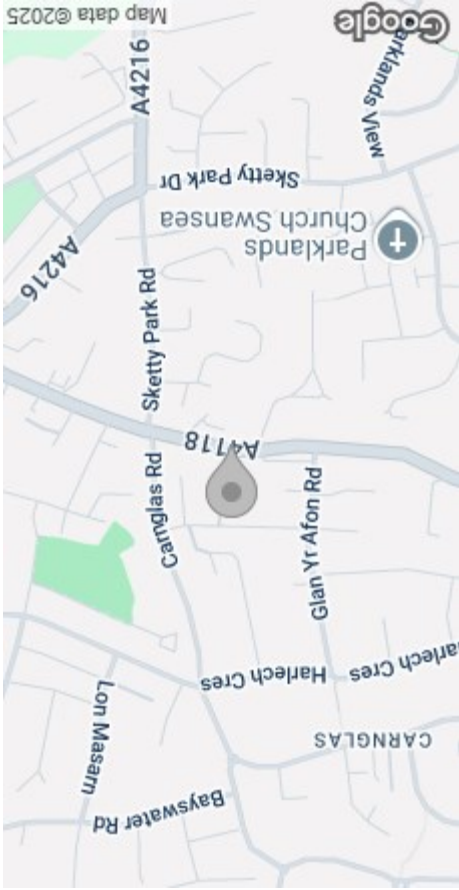


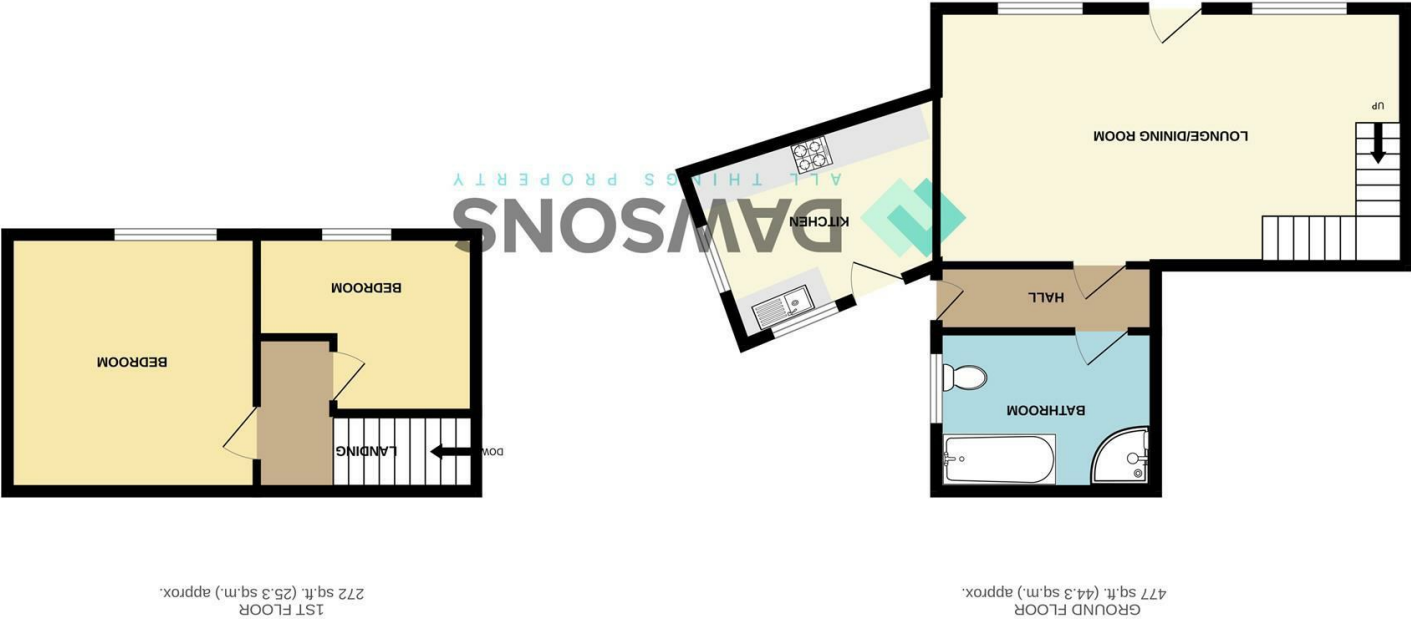
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



131 Gower Road
Sketty, Swansea, SA2 9HS
Offers Over £130,000

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GENERAL INFORMATION

Attention Investors! A fantastic opportunity to acquire this two-bedroom end-terrace cottage, ideally located on Gower Road with easy access to both Sketty and Killay.

In need of modernisation, the property offers a spacious open-plan lounge/diner, a fitted kitchen, and a bathroom on the ground floor. Upstairs, you'll find two well-proportioned bedrooms. Outside, a low-maintenance courtyard with gated access to the road provides a private outdoor space.

Situated in a sought-after school catchment area and within easy reach of Singleton Hospital and Swansea University, this home has excellent potential.

Viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

LOUNGE/DINING ROOM
22'2" x 11'10" (6.78 x 3.61)

KITCHEN
10'7" x 9'3" (3.25 x 2.83)

INNER HALL

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1
12'0" x 10'5" (3.68 x 3.19)

BEDROOM 2
10'2" max x 9'3" max (3.11 max x 2.83 max)



EXTERNAL
Courtyard to side of the property with gated access to the road.

SERVICES
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

TENURE
Freehold

EPC
Rating - E

COUNCIL TAX
Band D

RIGHT OF WAY
Please be advised that there is a right of way to the rear yard in favour of the neighbouring property at No. 133. Access has not been facilitated, as the boundary wall has not been opened to provide a gate or doorway.

