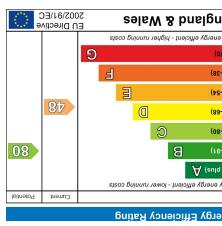
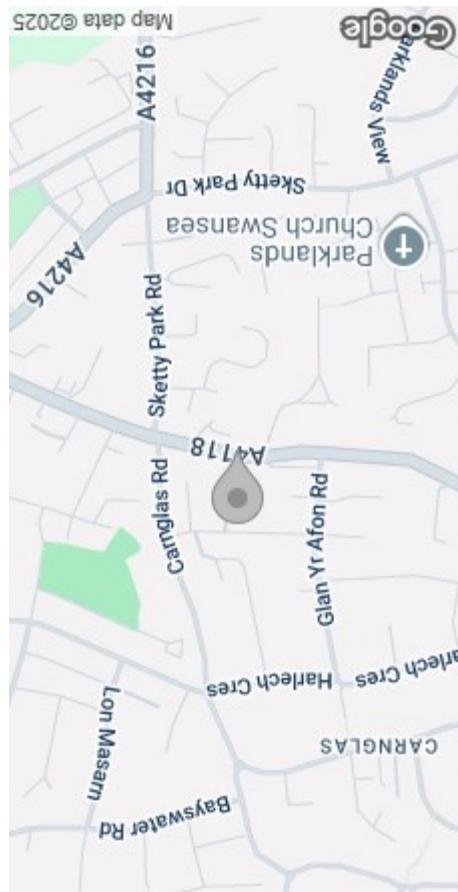




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN



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



DAWSONS  
ALL THINGS PROPERTY

## 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)

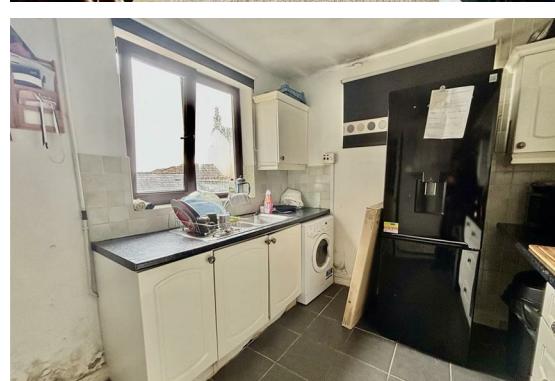
**INNER HALL**

**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.

