



# 13 Llewelyn Street

Sketty, Swansea, SA2 9AL

Asking Price £180,000



## FULL DESCRIPTION

### GROUND FLOOR

#### HALLWAY

#### LOUNGE

14'5" in to bay x 12'7" (4.41 in to bay x 3.86)

#### DINING ROOM

13'2" x 11'4" (4.02 x 3.46)

#### KITCHEN

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

16'2" x 11'5" (4.94 x 3.48)

#### BEDROOM 2

11'4" x 10'4" (3.47 x 3.17)

#### BATHROOM

#### REAR FORECOURT

#### TENURE

Freehold

#### EPC

D

#### COUNCIL TAX

C

#### SERVICES

Mains gas, electric, water & drainage (the owner is unsure if the water is billed or metered)

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

## AREA MAP

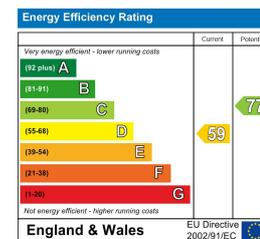


## FLOOR PLANS



TOTAL FLOOR AREA: 435 sq.ft. (40.2 sq.m.) approx.  
\*Minimum energy ratings are based on the current energy efficiency of the property. The energy efficiency of the property may vary depending on the energy efficiency of the property. The energy efficiency of the property may vary depending on the energy efficiency of the property. The energy efficiency of the property may vary depending on the energy efficiency of the property.

## EPC



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