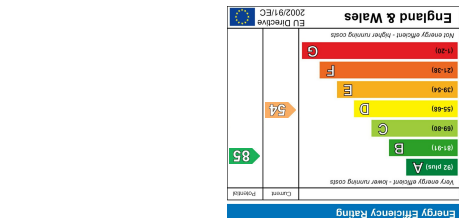
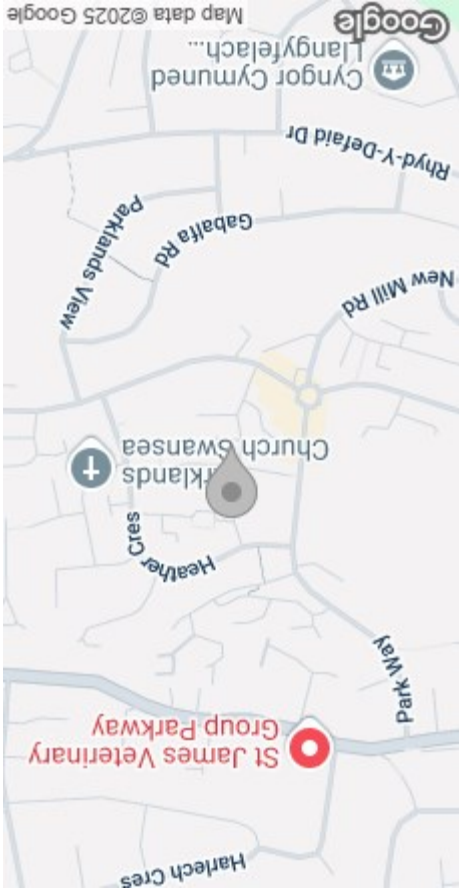


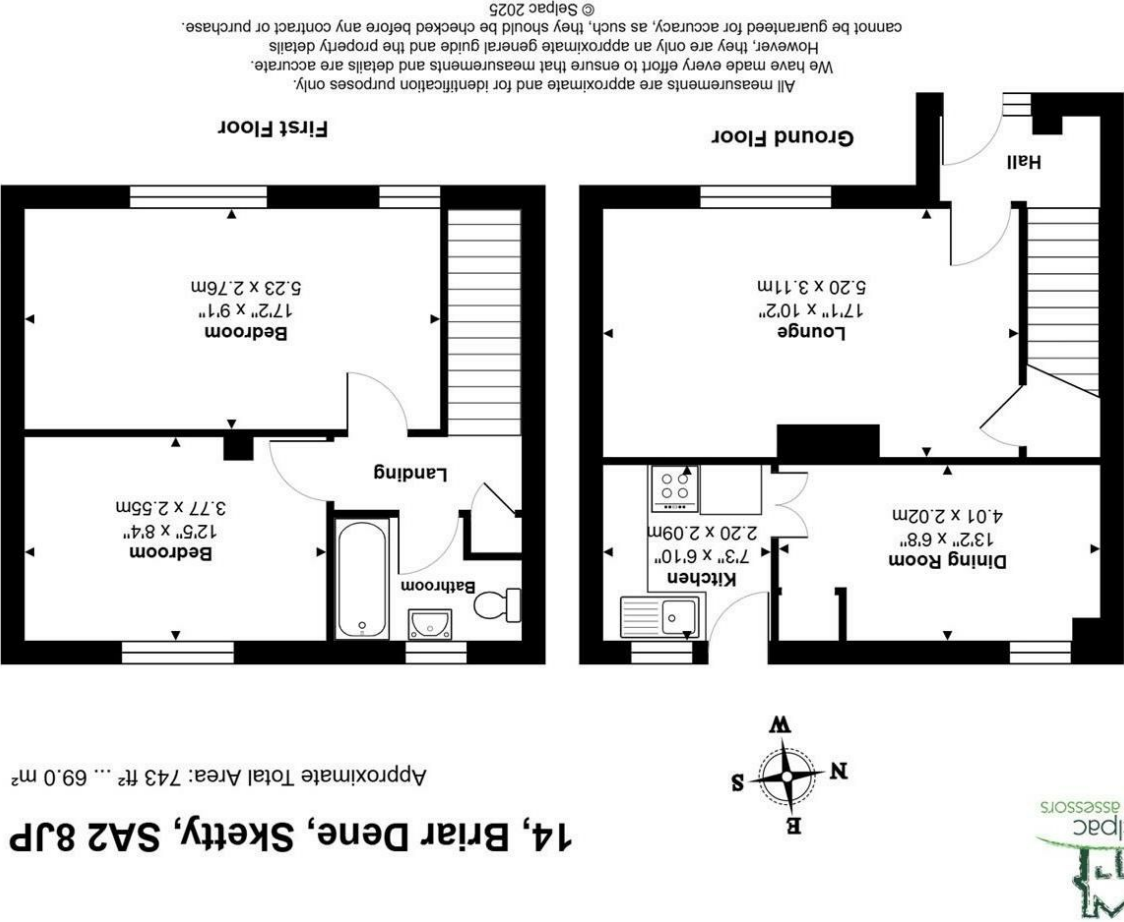
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



14 Briar Dene  
Sketty, Swansea, SA2 8JP  
Asking Price £160,000

2 1 1 E



GENERAL INFORMATION

Situated in a chain-free arrangement, this end-link house is a fantastic opportunity for those looking to move into a well established community. Its proximity to Olchfa Comprehensive and Parklands Primary plus shops, makes it an ideal location for families or individuals alike.

This property boasts a reception room, kitchen, dining room, two lovely bedrooms, and a well-appointed bathroom. Outside, you will find a front garden laid to lawn and a rear garden also laid to lawn with a patio area and storage shed. Situated in a desirable location, this house is perfect for those looking to create their dream home through modernisation. With a bit of vision and creativity, this property could be transformed into a stylish and comfortable living space. Don't miss out on the opportunity to make this house your own in the heart of Swansea.

Ideal family home within good school catchments, easy access to the sea front, Singleton hospital and University.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
17'0" x 10'2" (5.20 x 3.11)

DINING ROOM  
13'1" x 6'7" (4.01 x 2.02)

KITCHEN  
7'2" x 6'10" (2.20 x 2.09)

FIRST FLOOR

LANDING

BEDROOM 1  
17'1" x 9'0" (5.23 x 2.76)

BEDROOM 2  
12'4" x 8'4" (3.77 x 2.55)



BATHROOM

EXTERNAL

FRONT - Laid to lawn with path leading to entrance.

REAR - Garden laid to lawn with patio area and storage shed.

TENURE

Freehold

COUNCIL TAX

C

EPC

E

SERVICES

Mains gas, electric, water (billed) & 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 is ex-local authority.

