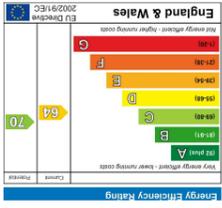
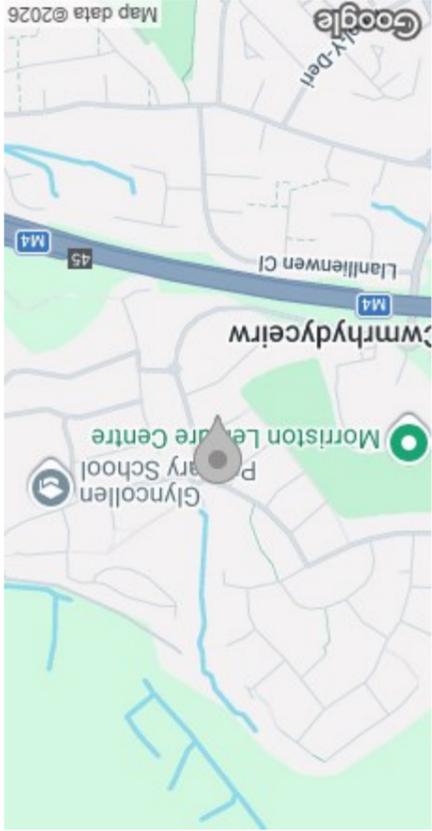


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

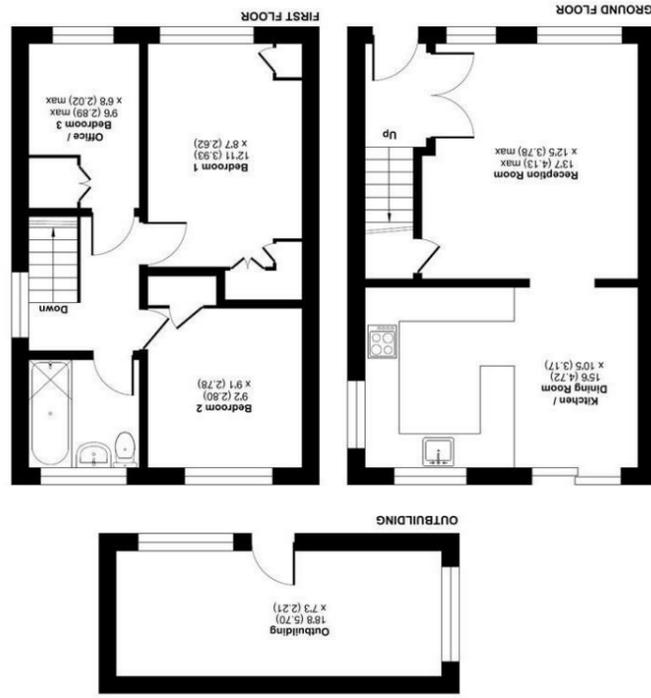
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Dawson 2026. Produced for Dawson Property. REF: 142048



EPC



AREA MAP



Clos Rhymini, Cwmrhydyceirw, Swansea, SA6
 Approximate Area = 766 sq ft / 71.1 sq m
 Outbuilding = 136 sq ft / 12.6 sq m
 Total = 902 sq ft / 83.7 sq m
 For identification only - Not to scale

FLOOR PLAN



9 Clos Rhymini
 Cwmrhydyceirw, Swansea, SA6 6RB
Offers Over £220,000



GENERAL INFORMATION

Situated in the charming area of Clos Rhythni, Cwmrhydyceirw, Swansea, this beautifully presented semi-detached house offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts a modern bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from driveway parking, providing ease and security for your vehicles.

Situated close to local amenities, this home is conveniently located near the DVLA and Morriston Hospital, making it an excellent choice for professionals working in these areas. The property also enjoys great transport links to the M4, ensuring easy access to Swansea and beyond.

FULL DESCRIPTION

Entrance

Hallway

Reception Room

13'7 max x 12'5 max (4.14m max x 3.78m max)

Kitchen/Dining Room

15'6 x 10'5 (4.72m x 3.18m)

First Floor

Landing

Bathroom



Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)

Bedroom One

12'11 x 8'7 (3.94m x 2.62m)

Bedroom Three/Office

9'6 max x 6'8 max (2.90m max x 2.03m max)



External

Outbuilding

18'8 x 7'3 (5.69m x 2.21m)

Parking

Driveway

Council Tax Band

C

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water (metered) and sewerage. Broadband - The current supplier is Virgin Media. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

The property is of non-traditional construction 'Wimpey no fines'. Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability.

