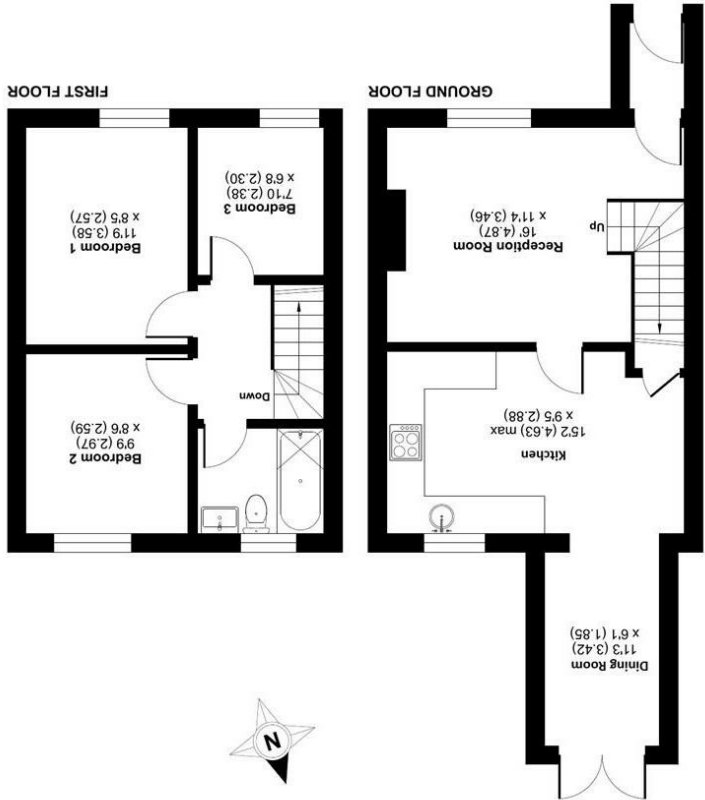
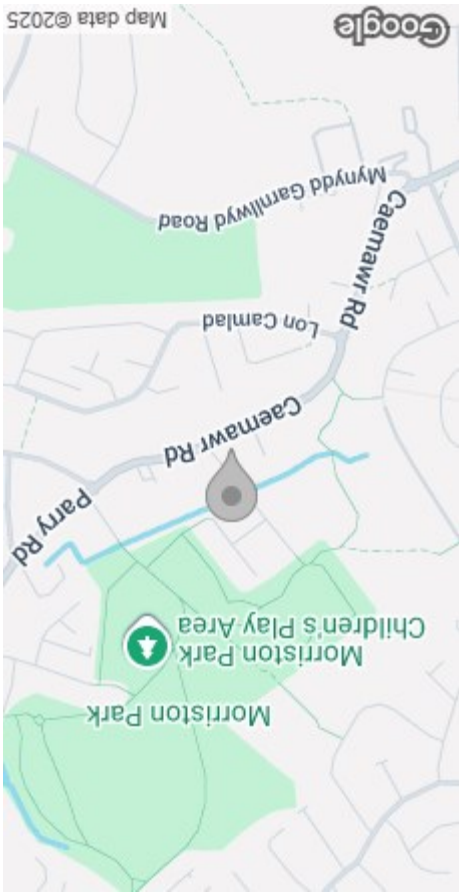


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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) (RICS Measurement). © dawson 2025.
Produced for Dawson's Property, REF: 1381112

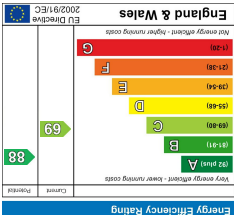


FLOOR PLAN



AREA MAP

EPC



53 Caemawr Road
Morriston, Swansea, SA6 7EA
Offers Over £180,000

3 Bedrooms
1 Bathroom
1 Living Room
C

GENERAL INFORMATION

**** Offers Over £180,000 ****
Situating on Caemawr Road in the charming area of Morriston, Swansea, this beautifully presented mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is the fitted kitchen, which seamlessly opens into the dining room. This open-plan layout not only enhances the flow of the living space but also creates a warm and welcoming atmosphere for family meals and social gatherings.

The enclosed rear garden offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from driveway parking for 2 cars, a valuable asset in this bustling area.

Situated close to local amenities, residents will find everything they need within easy reach. The proximity to the DVLA and Morriston Hospital makes this location particularly appealing for professionals

FULL DESCRIPTION

Entrance

Porch

Reception Room
16'0 x 11'4 (4.88m x 3.45m)

Kitchen/Dining Room
15'2 max x 9'5 (4.62m max x 2.87m)

Family Room
11'3 x 6'1 (3.43m x 1.85m)

First Floor



Landing

Bathroom

Bedroom Two
9'9 x 8'6 (2.97m x 2.59m)

Bedroom One
11'9 x 8'5 (3.58m x 2.57m)

Bedroom Three
7'10 x 6'8 (2.39m x 2.03m)

External

Council Tax Band
B

EPC
C

Tenure
Freehold

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

