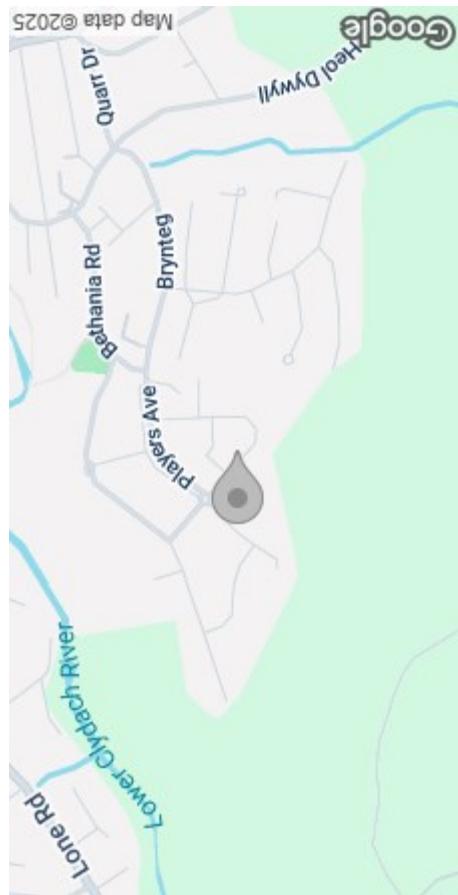


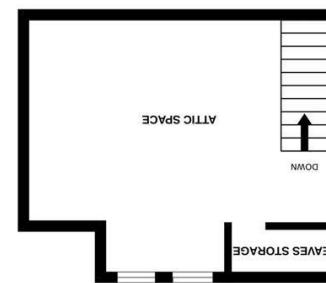
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

as to the operability of efficiency can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of their suitability for insulation purposes only and should be used as such. Any
mention of mains connection. This plan is for illustrative purposes only and no responsibility is taken for any error.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and other items are approximate and no responsibility is taken for any error.

EPC



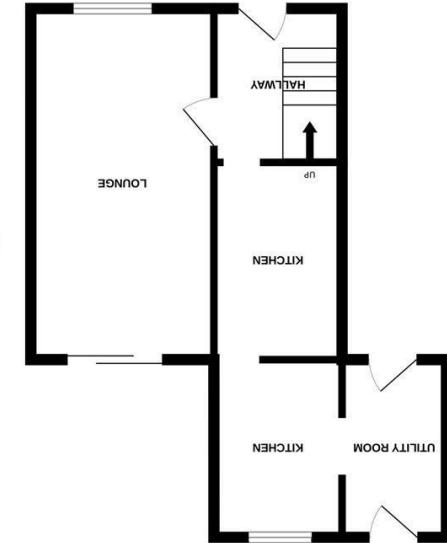
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



36 Woodside Crescent

Clydach, Swansea, SA6 5DR

Asking Price £155,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in the charming area of Clydach, Swansea, this delightful end-terrace house on Woodside Crescent offers a wonderful opportunity for both first-time buyers and families alike.

The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. Boasting two spacious bedrooms, this home provides ample space for relaxation and personalisation. The reception room is perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed bathroom adds to the convenience of daily living.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply unwinding in the fresh air. It is an ideal setting for summer barbecues or enjoying a morning coffee in peace.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making it a practical choice for everyday living.

Additionally, the property is offered with no chain, allowing for a smooth and efficient purchase process.



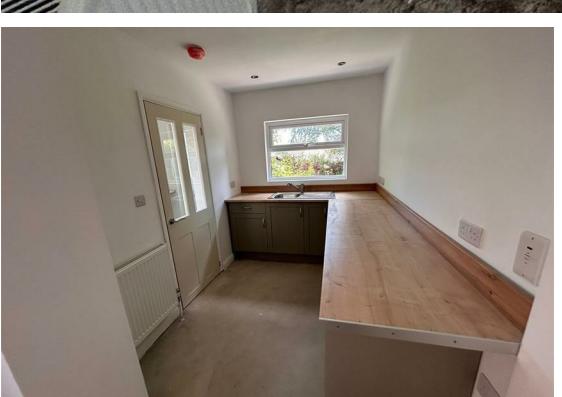
FULL DESCRIPTION

Entrance Hallway

Lounge
22'5 x 11'0 (6.83m x 3.35m)

Kitchen
19'2 x 6'5 (5.84m x 1.96m)

Utility Room
5'9 x 5'3 (1.75m x 1.60m)



First Floor

Landing

Bedroom One
10'7 x 9'9 (3.23m x 2.97m)

Bedroom Two
12'2 x 10'5 (3.71m x 3.18m)

Bathroom
7'9 x 6'4 (2.36m x 1.93m)

Second Floor
14'0 x 12'3 (4.27m x 3.73m)

External

Council Tax Band
B

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

