PLOOR PLAN

135 Woodfield Street, Morriston, SA6 8AL

Map data ©2025











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Frederick Place, Swansea, SA7

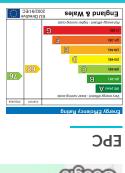
AREA MAP

Clearear by Holly - Ear Wax Removal Swansea **BENIEF GREEN** rimrose Park 19lmsamld≠ Guru Nanak Sikh Temple

50 Frederick Place

Llansamlet, Swansea, SA7 9SX

Offers Over £220,000



or warranty in respect of the property. 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 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

Kitchen 14'6 (4.42) max (10.5) 1'01 x

СВОПИВ FLOOR

Sedroom 8 xsm (56.5) 11'11 xsm (00.5) 7'8 x

Reception Room 17'11 (5.47) max xsm (5.63) ft'ff x





GENERAL INFORMATION

Located in the charming area of Frederick Place, Llansamlet, Swansea, this delightful property presents an excellent opportunity for those seeking a home with great potential. Boasting three wellproportioned bedrooms, this residence is perfect for families or $% \left\{ 1\right\} =\left\{ 1\right\} =\left$ individuals looking for extra space.

Upon entering, you are welcomed by a spacious reception room that $% \left(1\right) =\left(1\right) \left(1\right) \left$ seamlessly leads into a bright conservatory. This inviting space not only enhances the living area but also opens up to a lovely garden, ideal for enjoying the outdoors or entertaining guests. The garden offers a tranquil retreat, perfect for relaxation or gardening enthusiasts.

The property features a convenient bathroom and fitted kitchen. $\label{lem:conditional} Additionally benefitting from a driveway and garage, providing$ ample parking and storage options. With great transport links to the M4, commuting to nearby cities and regions is made easy, making this location particularly appealing for professionals.

Importantly, this property is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to invest, this home in Llansamlet is a fantastic opportunity not to be missed.



Entrance

Hallway

3.07m)

Kitchen 14'6 max x 10'1 (4.42m max x

Reception Room 17'11 max x 11'11 max (5.46m max x 3.63m max)

Conservatory $12'4 \times 9'3 (3.76m \times 2.82m)$



















Bedroom Three

11'11 max x 6'7 max (3.63m max x 2.01m max)

Bedroom One 12'11 x 11'11 (3.94m x 3.63m)

Bedroom Two 10'0 x 9'5 (3.05m x 2.87m)

External

Parking

Driveway and garage (17'3 x 8'6)

Council Tax Band







EPC D

Tenure Freehold

Services

Mains electricity, gas, water 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.