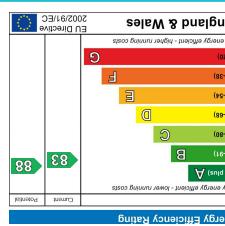
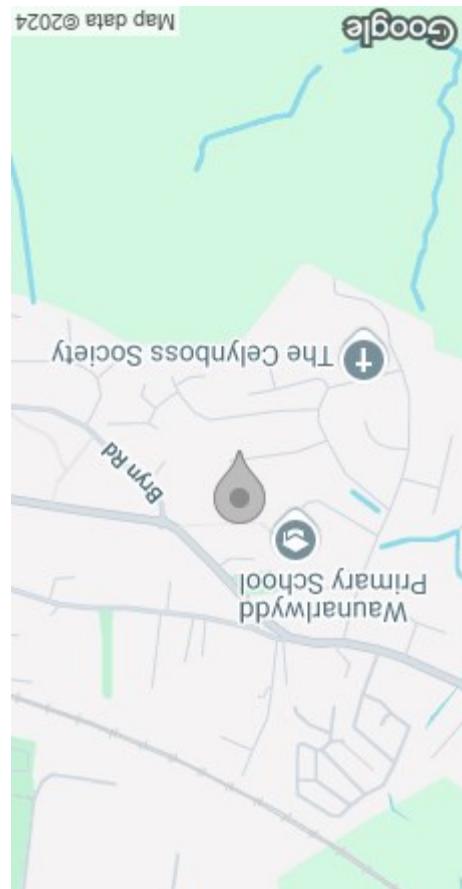




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



St. Govans Place, SA5

### FLOOR PLAN



**19 St. Govans Place**  
Waunarlwydd, Swansea, SA5 4QZ  
£200,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

We are pleased to offer for sale this three bedroom semi-detached house located in the popular residential area of Waunarlwydd, offering easy access to the local primary school. This family home boasts a spacious dual aspect living room with patio doors leading out onto the rear garden and a fitted kitchen/dining room on the ground floor. To the first floor are two double bedrooms, one single bedroom and a newly fitted bathroom. Externally, there is driveway parking for up to three vehicles and an enclosed rear garden housing two home office spaces. Nestled in a peaceful cul de sac with parks and green spaces near by. Viewing recommended.

EPC - B  
Council Tax Band - C  
Tenure - Freehold



## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

**Living Room**  
20'9" x 9'8" (6.32m x 2.95m)

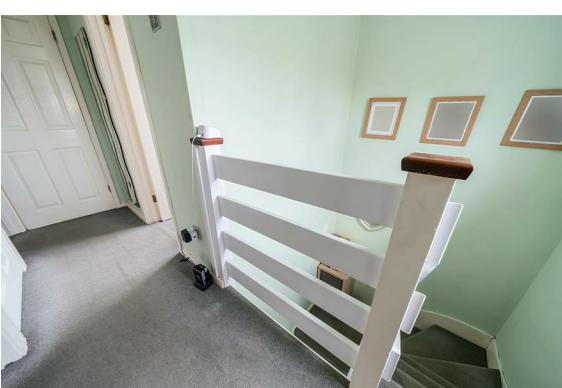
**Kitchen/Dining Room**  
14'6" x 9'5" (4.42m x 2.87m)

#### First Floor

#### Landing

**Bedroom One**  
9'8" x 9'8" (2.95 x 2.95)

**Bedroom Two**  
10'5" max x 10'0" max (3.18 max x 3.05 max)



**Bedroom Three**  
9'0" x 6'8" (2.74m x 2.03m)

#### Bathroom

#### Externally

#### Front

#### Rear

**Office**  
16'9" x 8'6" (5.11m x 2.59m)

**Office**  
13'3" max x 11'6" max (4.06 max x 3.53 max)

#### Services

Mains electricity. Current supplier - Utility Warehouse, plus energy from the solar panels  
Heating and hot water. Mains gas. Current supplier - Utility Warehouse  
Mains water. Metered  
Mains drainage and sewerage  
Broadband. Current supplier - Utility Warehouse  
Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - 02  
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

**Additional Information**  
Documentation regarding the leased solar panels is available at our office.  
Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and ceiling. We recommend that you conduct your own checks.

