



## GENERAL INFORMATION

This semi-detached property presents an excellent opportunity for investors. Currently occupied by tenants, this property is being sold with them in situ, making it an ideal choice for those looking to expand their rental portfolio.

The house boasts three well-proportioned bedrooms, providing ample space for families or individuals seeking comfort. The two reception rooms offer versatility, allowing for both relaxation and entertaining. The modern kitchen is designed for convenience, making meal preparation a delight. Additionally, the downstairs bathroom adds practicality to the living space.

One of the standout features of this property is the large garden, which offers a wonderful outdoor area for tenants to enjoy. Furthermore, parking is available to the rear, ensuring ease of access and convenience.

This property is not only a sound investment but also a welcoming home in a desirable location. With its combination of space, modern amenities, and outdoor potential, it is sure to attract interest from discerning investors. Do not miss the chance to acquire this promising property in the heart of Swansea.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Living Room

22'0" x 11'8" (6.73 x 3.58)

#### Dining Room

14'1" x 9'11" (4.31 x 3.04)

#### Kitchen

11'1" x 11'2" (3.40 x 3.41)

#### Inner Hallway

#### Family Bathroom

8'0" x 5'5" (2.45 x 1.66)

### First Floor



### Landing

#### Bedroom 1

16'0" x 10'4" (4.89 x 3.17)

#### Bedroom 2

14'3" x 10'3" (4.36 x 3.14)

#### Bedroom 3

9'5" x 11'1" (2.89 x 3.4)

#### Parking

Drive & Garage at Rear

**Council Tax Band = C**

**EPC = E**

**Tenure = Freehold**

#### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

