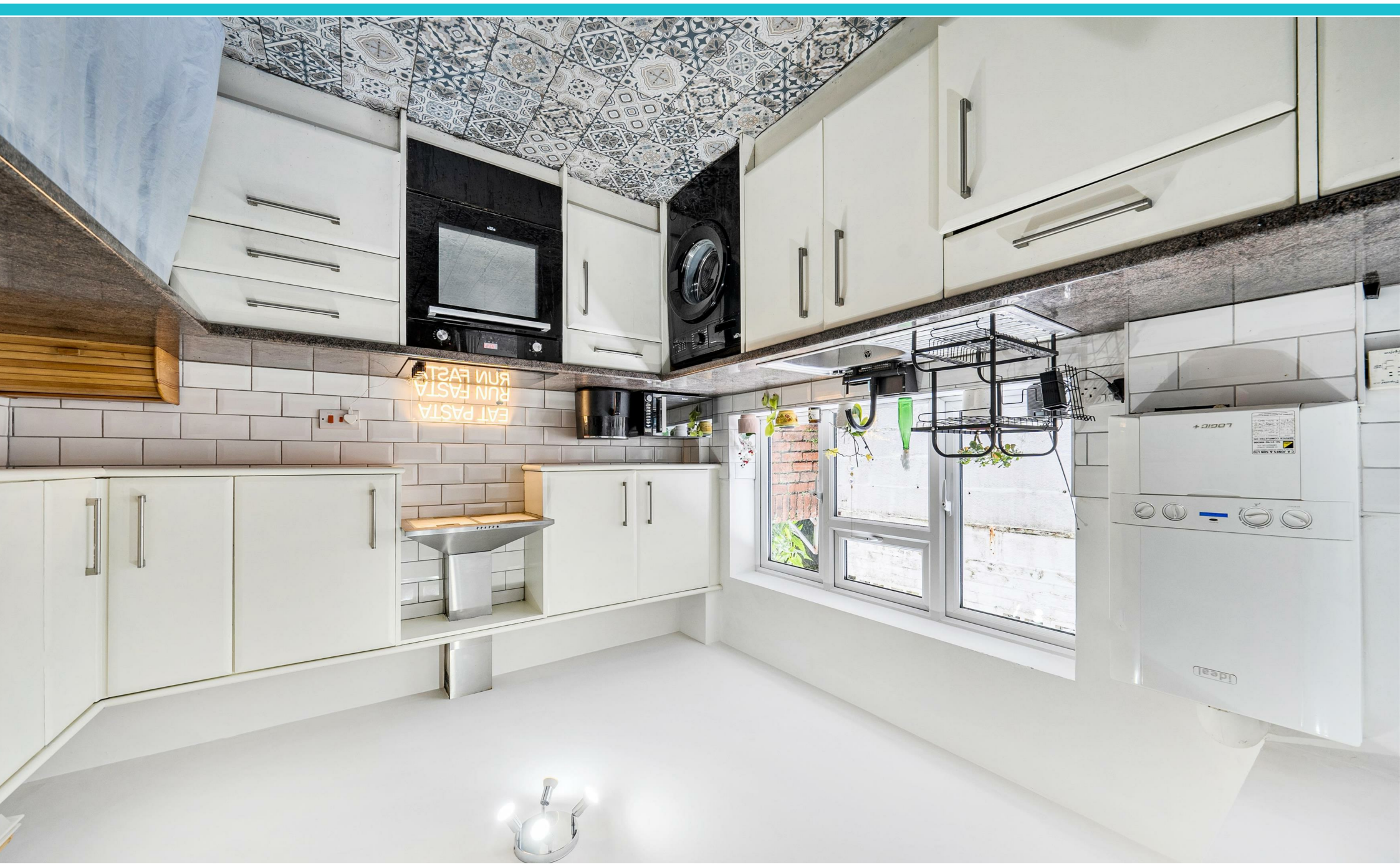
6 Langland Terrace

Brynmill, Swansea, SA2 0BB

Offers Over £200,000

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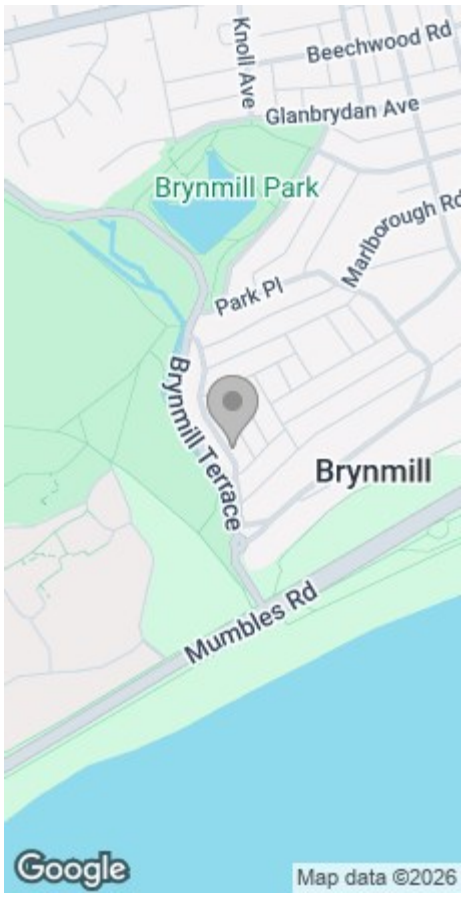
DAWSONS
ALL THINGS PROPERTY



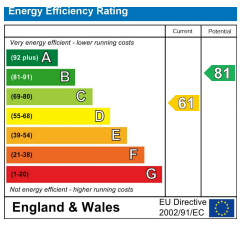
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Dawsons are delighted to present this appealing mid-terrace property, ideally situated in the sought-after area of Brynmill, Swansea, offering an excellent opportunity for first-time buyers or investors alike.

Arranged over three levels, the property provides versatile accommodation comprising an entrance porch and hallway, a lounge opening into a dining area, a fitted kitchen and a separate W.C. To the first floor are two bedrooms and a family bathroom fitted with a four-piece suite. The second floor features a useful loft room, enjoying attractive views across Brynmill Park and Swansea Bay.

To the rear, a tiered garden with pedestrian access provides valuable outdoor space.

The location is a real highlight, with Swansea University, Singleton Hospital, Swansea city centre and the vibrant Uplands Quarter all within convenient reach. Brynmill Park and the seafront are also nearby, adding to the appeal of this popular Swansea location.

Combining flexible accommodation, an appealing outlook from the loft room and a sought-after location, this property presents an excellent opportunity for first-time buyers or investors. Viewing is highly recommended to appreciate all it has to offer.







FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception Room Opening To:
11'7" x 10'7" (3.54m x 3.24m)

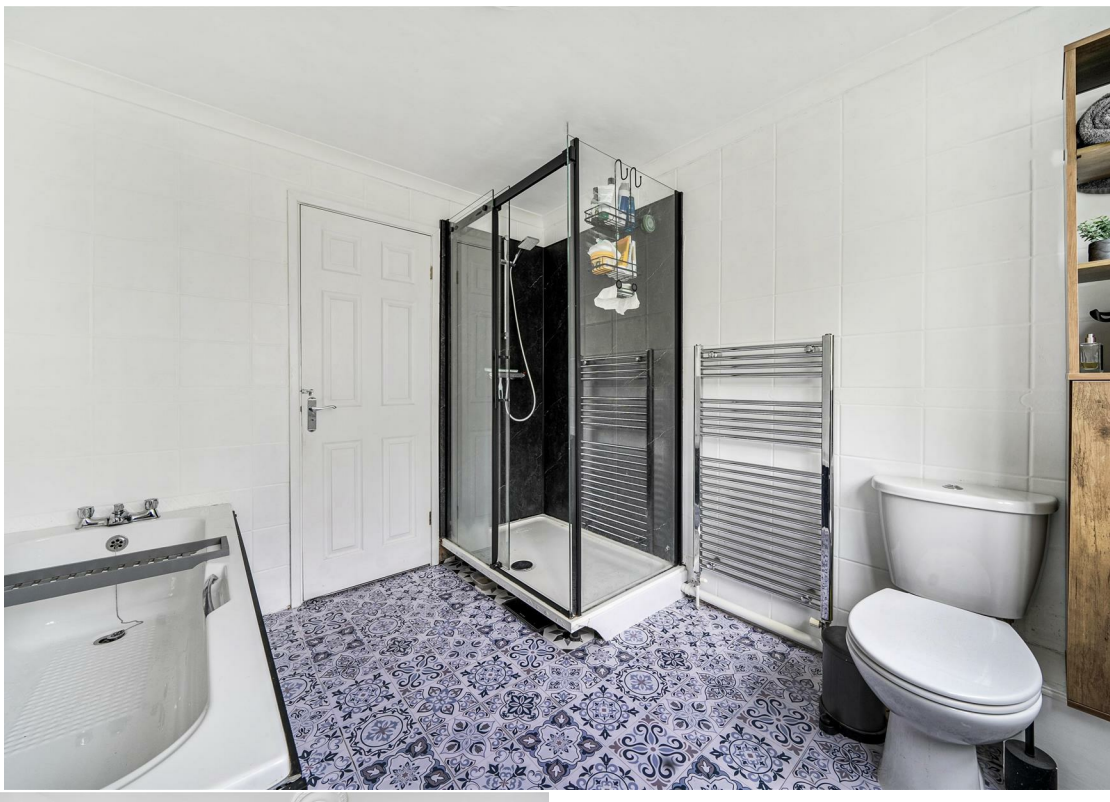
Dining Room
15'4" (max) x 12'1" (4.69m (max) x 3.69m)

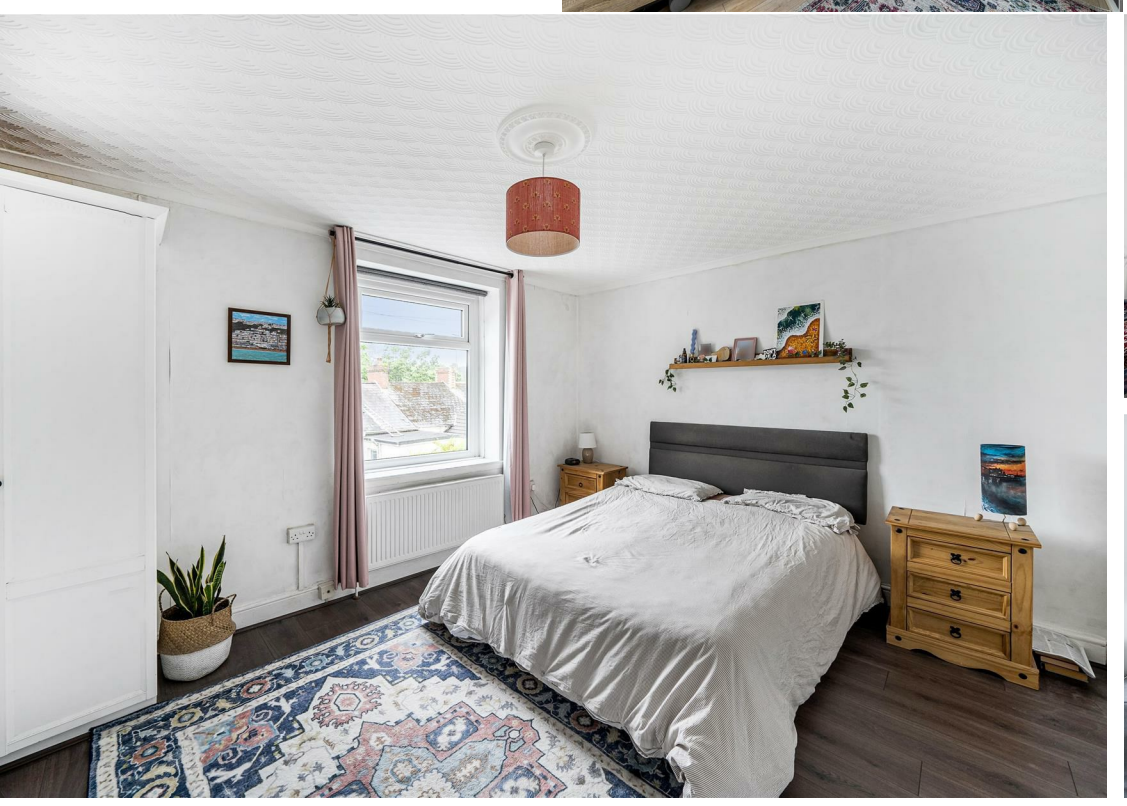
Kitchen
14'7" x 9'6" (4.45m x 2.90m)

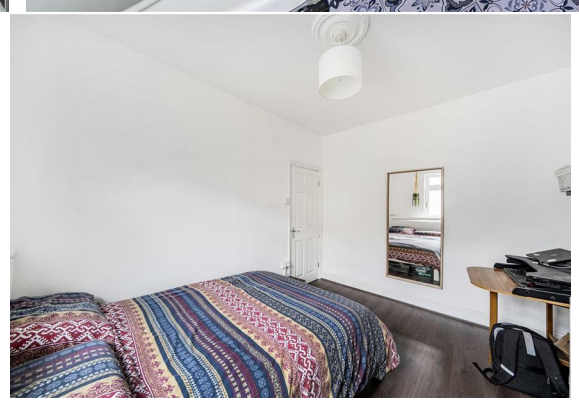
W.C



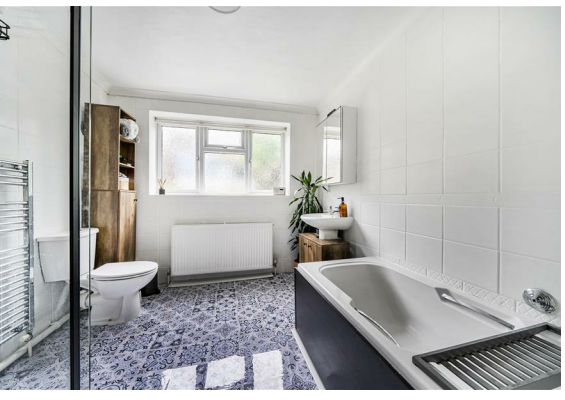
















First Floor

Landing

Bedroom 1
14'4" x 10'10" (4.39m x 3.31m)

Bedroom 2
12'1" x 9'6" (3.69m x 2.91m)

Bathroom

Second Floor

Attic Room
13'11" (max) x 11'0" (max) (4.26m (max) x 3.37m (max))

External

Tiered Garden to Rear

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - C

EPC-D

Services
Mains Gas & Electric
Mains Sewerage

Broadband – The current supplier is (Vodafone). The broadband type is Fibre

Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.