125 Western Street

Sandfields, Swansea, SA1 3JX

Offers Over £150,000

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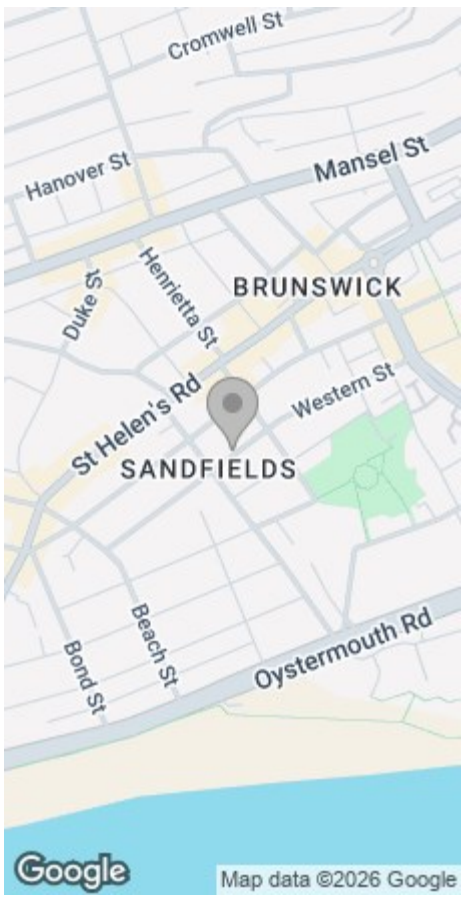


FLOOR PLAN

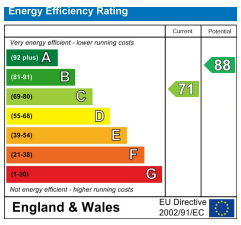


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC



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11 Walter Road, Swansea, SA1 5NF
T **01792 646060** E **sw@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

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GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace home, ideally located in the highly sought-after area of Sandfields, Swansea.

The accommodation comprises an entrance porch leading into a lounge/dining room, with a kitchen and bathroom completing the ground floor. To the first floor, the property offers two well-proportioned bedrooms.

Externally, the home benefits from an enclosed rear patio garden, providing a low-maintenance outdoor space.

Perfectly positioned just moments from Swansea City Centre and the exciting Copr Bay development, including the impressive Swansea Arena, the property also enjoys excellent transport links to Singleton Hospital and Swansea University, while being just a short stroll from the beautiful Swansea Beach.

An ideal opportunity for first-time buyers or investors, early viewing is highly recommended to appreciate the location and convenience this home has to offer.







FULL DESCRIPTION

Ground Floor

Porch

Lounge/Dining Room
22'11" x 13'1" (6.99m x 4.01m)



Kitchen
1551'10" x 7'3" (473m x 2.22m)

Bathroom

First Floor

Landing



Bedroom 1
13'1" x 11'3" (4.01m x 3.43m)









Bedroom 2
11'8" x 7'5" (3.56m x 2.28m)

External

Enclosed Rear Patio Garden

Tenure - Freehold

Council Tax Band - B

EPC-C

Services
Mains Gas & Electric
Mains Sewerage

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





