27 Kilvey Terrace

St. Thomas, Swansea, SA1 8BA

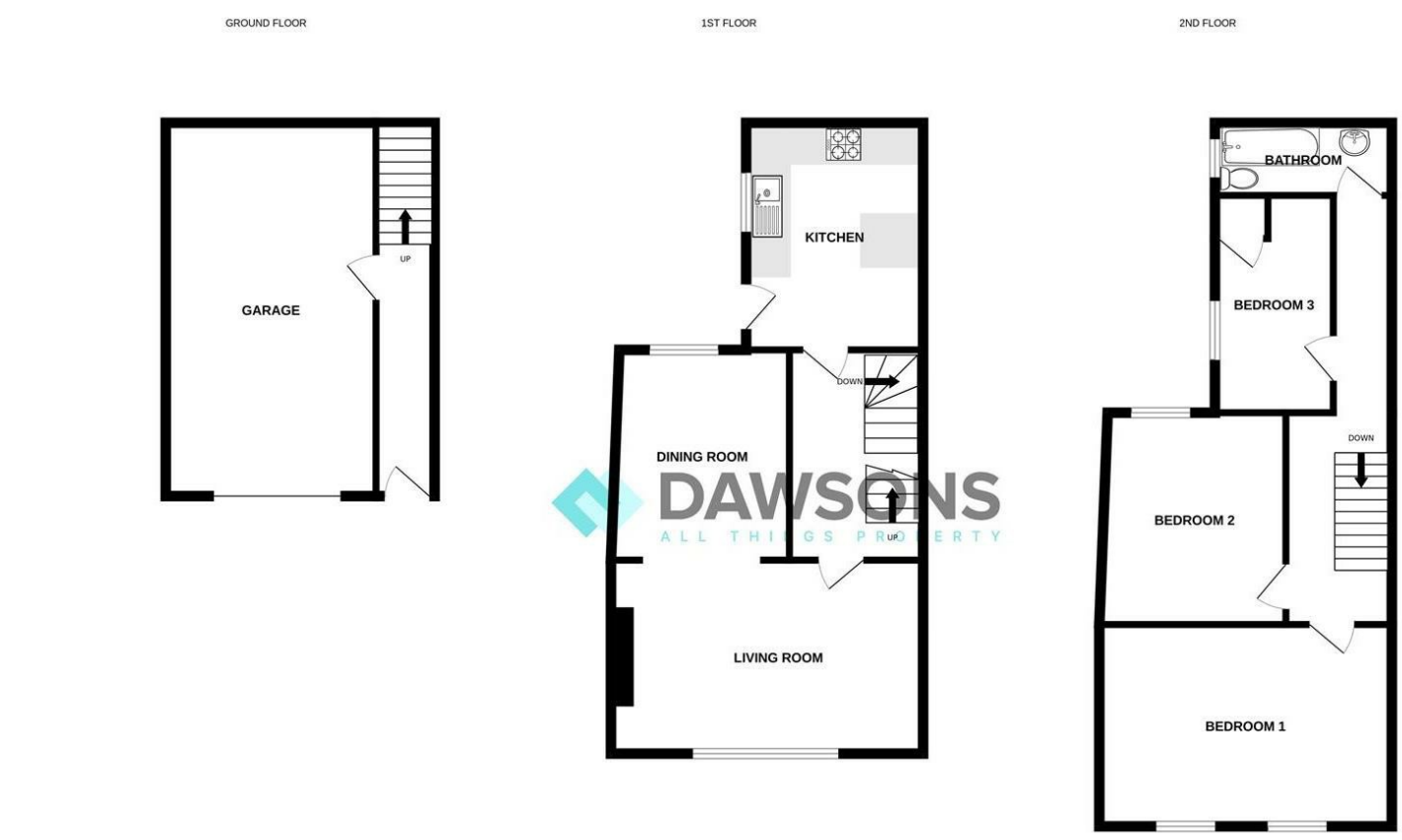
Offers Over £170,000

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DAWSONS
ALL THINGS PROPERTY

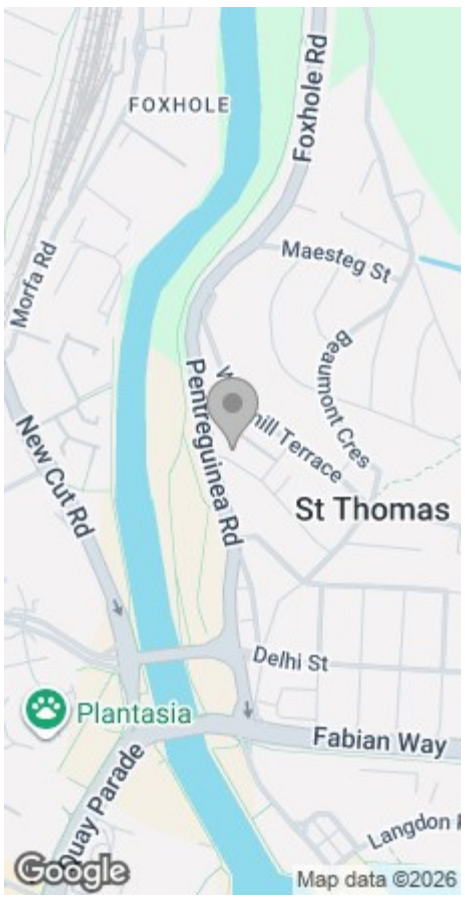


FLOOR PLAN

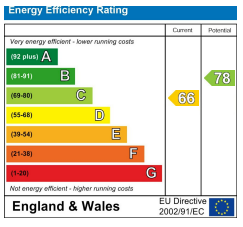


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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 bring to market this end-terrace townhouse, ideally positioned in the ever-popular area of St Thomas, Swansea with NO ONWARD CHAIN.

Arranged over two floors, the property offers an entrance hallway, a bright lounge opening into a dining area, and a fitted kitchen, creating a practical and sociable living space. To the upper floor, there are three bedrooms and a family bathroom.

Externally, the home benefits from a garage to the front and an enclosed, tiered rear garden, providing both storage and outdoor space.

The property enjoys a superb location with easy access to Swansea City Centre, the vibrant SA1 Waterfront, Parc Tawe Retail Park, and the Swansea.com Stadium. The exciting Copr Bay development, including the Swansea Arena, is also nearby. Excellent road links via Fabian Way provide straightforward access to the M4 Motorway and Swansea University Bay Campus.

An ideal opportunity for first-time buyers, families, or investors alike. Early viewing is highly recommended to appreciate the space, location, and potential this home has to offer.







FULL DESCRIPTION

First Floor

Entrance

Hallway

Lounge Opening To:
17'4" x 10'9" (5.30m x 3.29m)



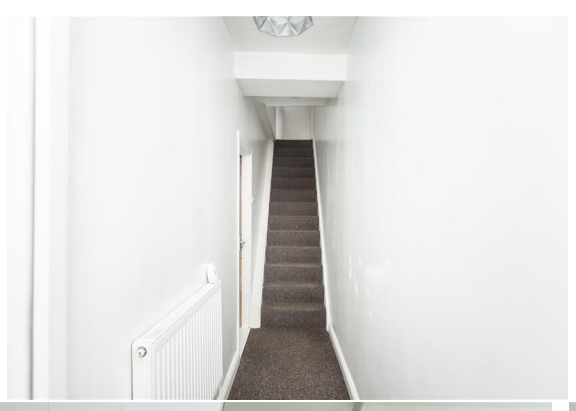
Dining Room
11'8" x 9'11" (3.58m x 3.03m)

Kitchen
12'7" x 9'10" (3.86m x 3.01m)



Second Floor

Landing









Bedroom 1
16'3" x 11'3" (4.97m x 3.43m)

Bedroom 2
11'9" x 10'4" (3.60m x 3.17m)

Bedroom 3
12'1" x 9'10" (3.69m x 3.01m)

Bathroom

External

Garage
20'9" x 11'8" (6.35m x 3.58m)

Enclosed Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services
Mains Gas & Electric
Mains Sewerage

Water: Metered

“Broadband – The current supplier is (Virgin). The broadband type is ADSL. Fibre is Available.

“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.





