116 Pant Y Celyn Road

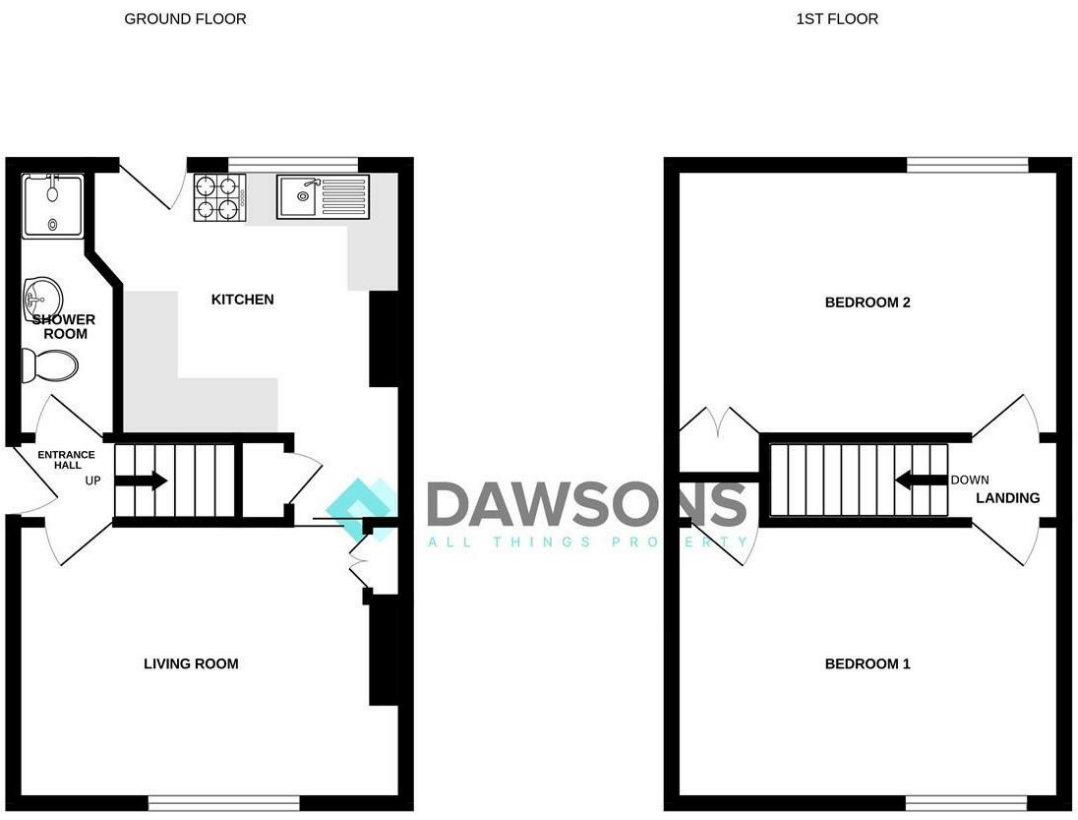
Townhill, Swansea, SA1 6ND

Offers Over £100,000

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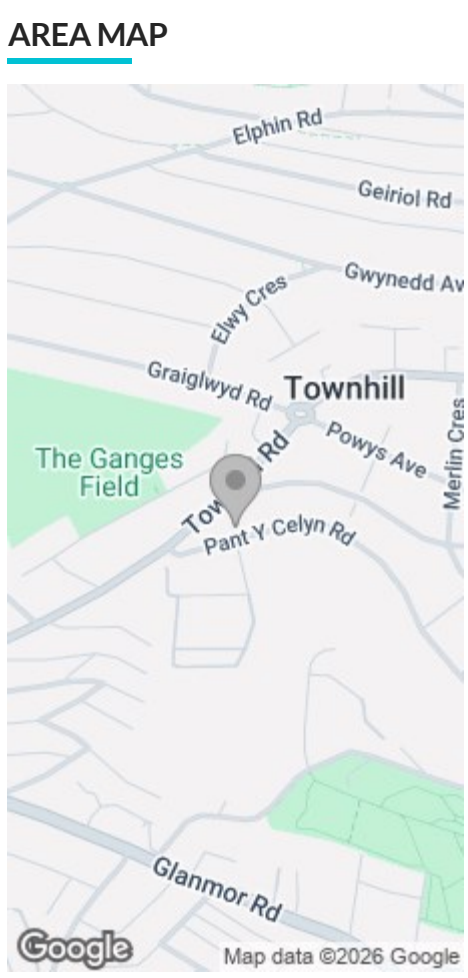


FLOOR PLAN

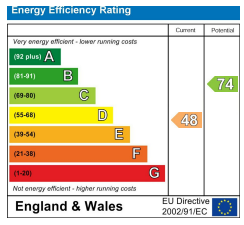


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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

GENERAL INFORMATION

Dawsons are delighted to present this two-bedroom semi-detached home, ideally positioned in a convenient and popular location, close to local amenities, shops and transport links.

Offering scope for improvement and personalisation, the property provides an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Externally, the property benefits from both front and rear gardens, with the rear garden providing a pleasant outdoor space to relax and enjoy.

Whether you are taking your first step onto the property ladder or seeking your next investment, this property offers an exciting opportunity to secure a home in a well-connected location. Viewing is highly recommended.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'6" x 10'4" (4.43m x 3.17m)



Kitchen
13'2" x 11'8" (4.03m x 3.57m)

Shower Room

First Floor

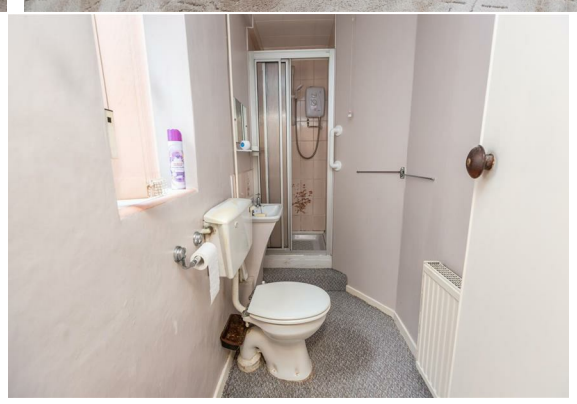


Landing

Bedroom 1
14'6" x 10'4" (4.43m x 3.17m)









Bedroom 2
14'6" x 10'1" (4.43m x 3.08m)

External

Steps upto Front Garden

Side Pedestrian Access

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-E

Services
Mains Gas & Electric
Mains Sewerage

Water - Billed

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



