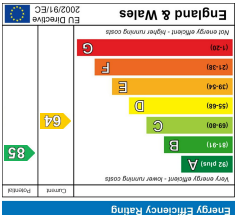


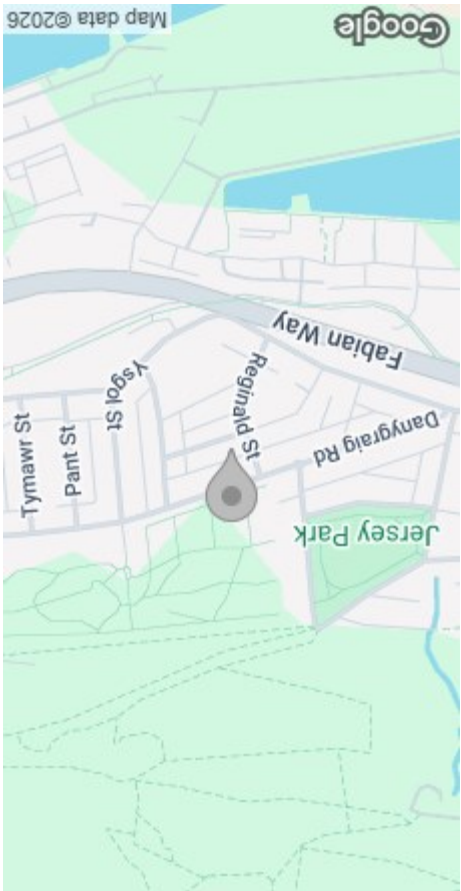


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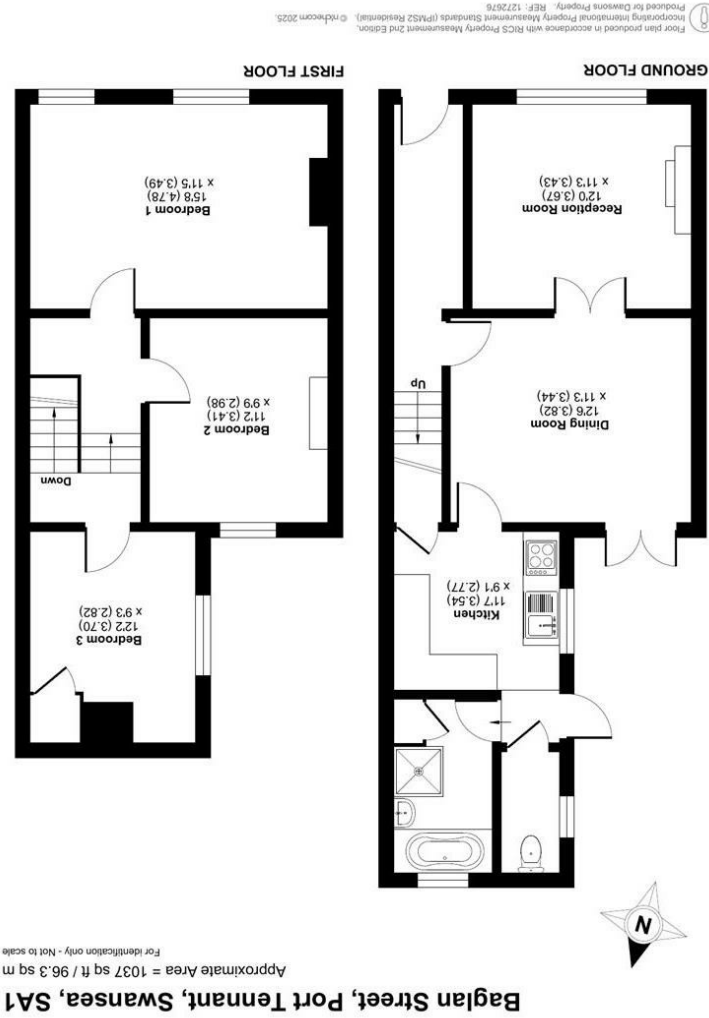
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



22 Baglan Street
Port Tennant, Swansea, SA1 8JZ
Offers Over £130,000



GENERAL INFORMATION

We are delighted to present this well-proportioned three-bedroom home, ideally situated in the popular area of Port Tennant, Swansea.

The property offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, or investors alike. With three well-sized bedrooms, there is ample space for modern family living, guest accommodation, or those working from home.

A particular feature of the property is the detached garage to the rear, accessed via a rear lane, providing secure off-road parking, excellent storage, or potential for workshop use.

Conveniently positioned close to local amenities, well-regarded schools, and enjoying excellent transport links, the property is within easy reach of Swansea City Centre, Swansea University, the SA1 Waterfront, and the M4 corridor, making it ideal for commuters and families alike.

Offering generous accommodation, a sought-after location, and the added benefit of a detached garage, this property presents a fantastic opportunity to acquire a home in one of Swansea's well-connected.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge Opening To:
12'0" x 11'3" (3.67m x 3.43m)

Dining Room
12'6" x 11'3" (3.82m x 3.44m)

Kitchen
11'7" x 9'1" (3.54m x 2.77m)

Bathroom

Separate W.C

First Floor



Landing

Bedroom 1
15'8" x 11'5" (4.78m x 3.49m)

Bedroom 2
11'2" x 9'9" (3.41m x 2.98m)

Bedroom 3
12'1" x 9'3" (3.70m x 2.82m)

External

Front Forecourt

Enclosed Courtyard

Rear Pedestrian Access

Garage

Tenure - Freehold

Council Tax Band - B

N.B
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.

