44 Alexandra Terrace

Brynmill, Swansea, SA2 0DX

Offers Over £170,000

3 | 2 | 2 | E

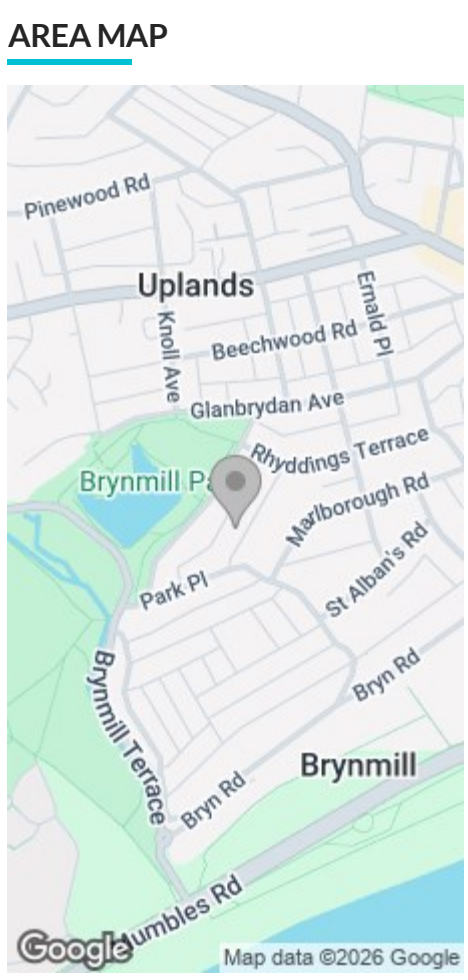


FLOOR PLAN

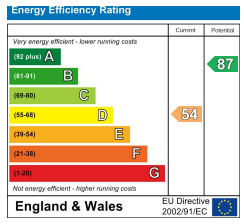


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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

Situated in a fantastic location just a stone's throw from the beautiful Brynmill Park, this spacious three-bedroom mid-terraced property offers an excellent opportunity for buyers looking to create a wonderful family home in one of Swansea's most desirable areas.

The property boasts three lovely bedrooms, two upstairs bathrooms and a particularly spacious kitchen, complete with patio doors opening directly onto the south-facing rear garden, perfect for enjoying the sunshine and entertaining family and friends.

Whilst the property would benefit from some modernisation and personal touches, it offers fantastic potential for buyers to put their own stamp on a home with generous accommodation and a highly sought-after location.

With Brynmill Park on the doorstep, Swansea University, Singleton Park, local amenities and the beautiful Swansea Bay coastline all within easy reach, this is a fantastic opportunity for families, first-time buyers and anyone looking to enjoy everything this vibrant area has to offer.

A home full of potential in a superb location, with the added benefits of a south-facing garden and two upstairs bathrooms. Early viewing is highly recommended!







FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

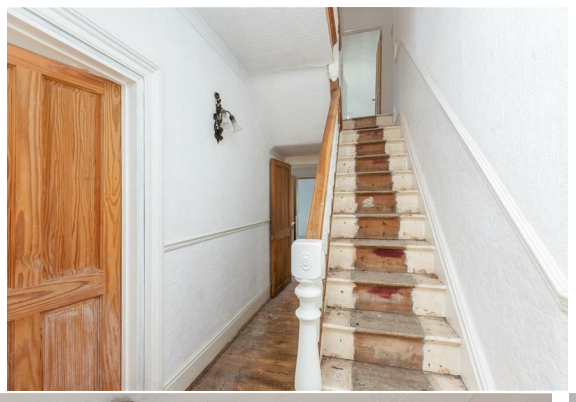
Lounge Opening To:
13'0" x 12'7" (3.97m x 3.84m)

Dining Room
12'2" x 10'0" (3.72m x 3.06m)

Kitchen
14'7" x 10'3" (4.45m x 3.14m)

Sun Room
10'3" x 5'4" (3.14m x 1.64m)













First Floor

Landing

Bedroom 1
16'8" x 10'3" (5.09m x 3.14m)

En-Suite Shower Room

Bedroom 2
16'6" x 13'1" (5.03m x 4.00m)

Bedroom 3
12'2" x 10'0" (3.72m x 3.06m)

Bathroom

External

Front Forecourt

Garden to Rear

Rear Pedestrian Access

Tenure - Freehold

Council TAx Band - D

EPC-E

Services
Mains Gas & Electric
Mains Sewerage

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.





