56 Wallace Road

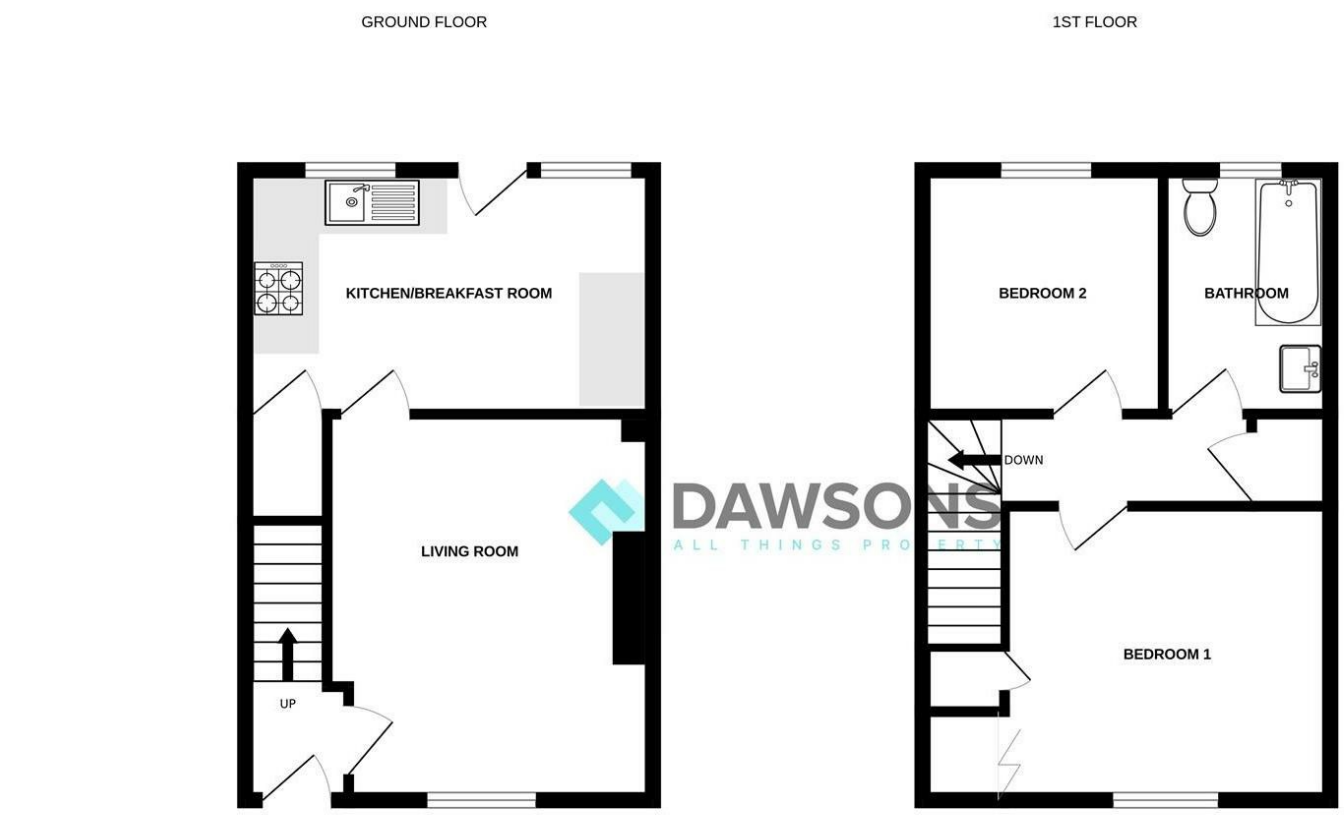
St. Thomas, Swansea, SA1 8HA

Offers Over £110,000

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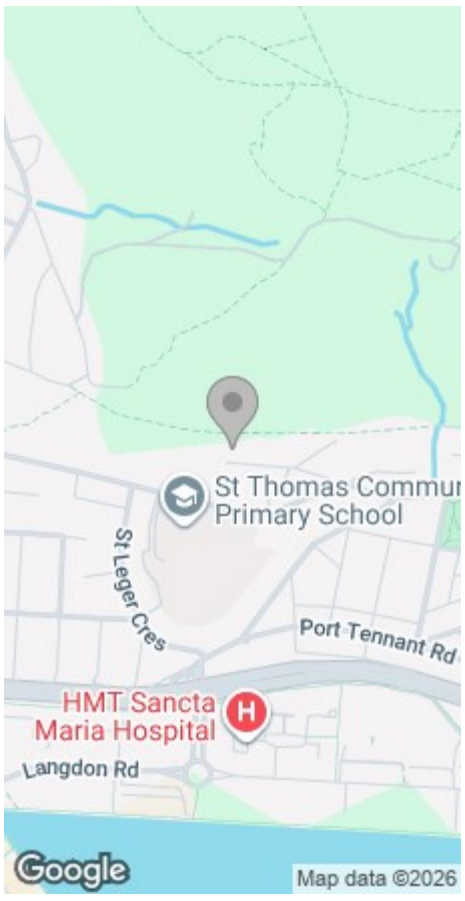


FLOOR PLAN

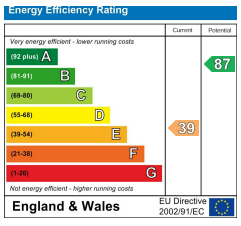


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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T **01792 646060** E **sw@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Dawsons are delighted to bring to market this charming mid-terrace townhouse, ideally located in the ever-popular area of St Thomas, Swansea.

The accommodation is thoughtfully arranged, comprising an entrance hallway, a comfortable lounge, and a kitchen/breakfast room to the ground floor. To the first floor are two bedrooms and a bathroom, with the property enjoying attractive views across Swansea Bay, adding to its appeal.

Externally, the home benefits from steps leading up to a front garden, along with a tiered rear garden that provides a pleasant outdoor space for relaxing or entertaining.

Perfectly positioned for convenient living, the property offers 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 close by. Excellent road links via Fabian Way provide straightforward access to the M4 Motorway and Swansea University Bay Campus.

An excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate the location, views, and potential this lovely home has to offer.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'0" x 11'10" (4.29m x 3.62m)

Kitchen/Breakfast Room
14'10" x 8'10" (4.53m x 2.71m)

First Floor

Landing

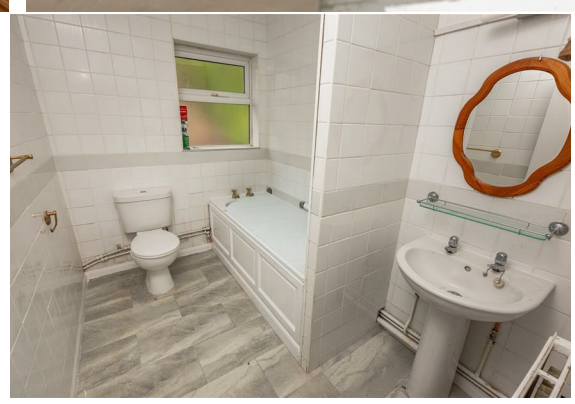
Bedroom 1
11'10" x 10'8" (3.62m x 3.27m)













Bedroom 2
8'10" x 8'9" (2.71m x 2.68m)

Bathroom

External

Steps upto Front Garden

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - E

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.

