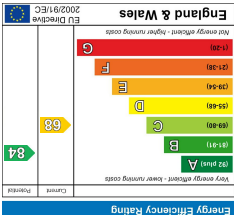


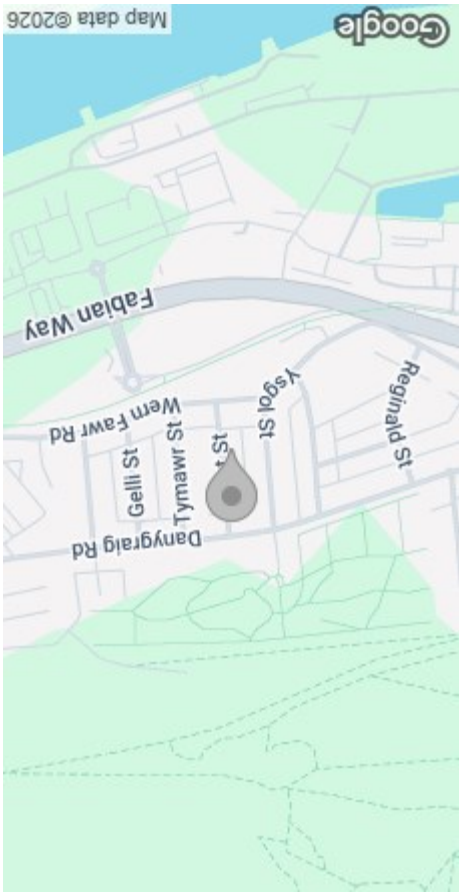
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EPC



AREA MAP



FLOOR PLAN



11 Pant Street
Port Tennant, Swansea, SA1 8ND
Offers Over £160,000

3 1 1 D

GENERAL INFORMATION

Dawsons are delighted to present this appealing family home, ideally situated in the popular area of Port Tennant, Swansea.

The accommodation comprises an entrance porch, hallway, lounge/dining room, kitchen, inner hallway and family bathroom fitted with a four-piece suite. To the first floor are three bedrooms, with an attic room occupying the second floor, offering additional versatile space.

Externally, the property benefits from a front lawned area and an enclosed rear garden with pedestrian access to the rear.

Conveniently positioned for Swansea City Centre, Swansea Marina and the beach, the property also offers easy access to Fabian Way and the M4 motorway. Local schools and everyday amenities are close by, while the nearby Copr Bay development, featuring Swansea Arena, landscaped public spaces, bars and restaurants, adds to the appeal of this well-connected location.

Offering versatile accommodation in a convenient Swansea location, this property is well worth viewing to appreciate all it has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge/Dining Room
24'11" x 11'10" (7.62m x 3.61m)

Kitchen
11'3" x 10'0" (3.43m x 3.05m)

Inner Hallway

Bathroom

First Floor

Landing



Bedroom 1
15'5" x 10'11" (4.71m x 3.33m)

Bedroom 2
12'2" x 10'0" (3.73m x 3.06m)

Bedroom 3
11'3" x 10'3" (3.45m x 3.13m)

Second Floor

Attic Room
13'8" x 10'5" (4.19m x 3.20m)

External

Front Lawned Area

Enclosed Rear Garden

Rear Pedestrian Access

Shed
5'5" x 3'1" (1.66m x 0.94m)

Tenure - Freehold

Council Tax Band - B

EPC-D

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.

