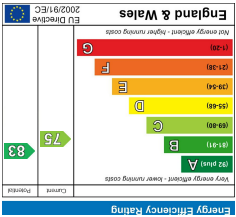


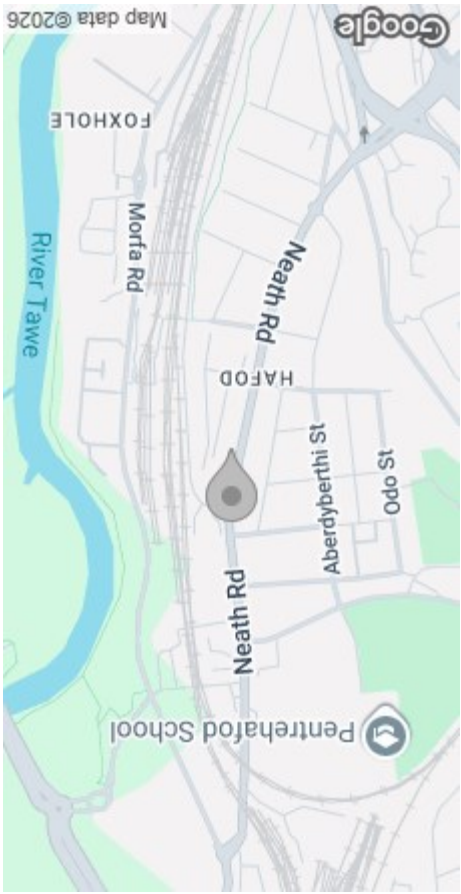


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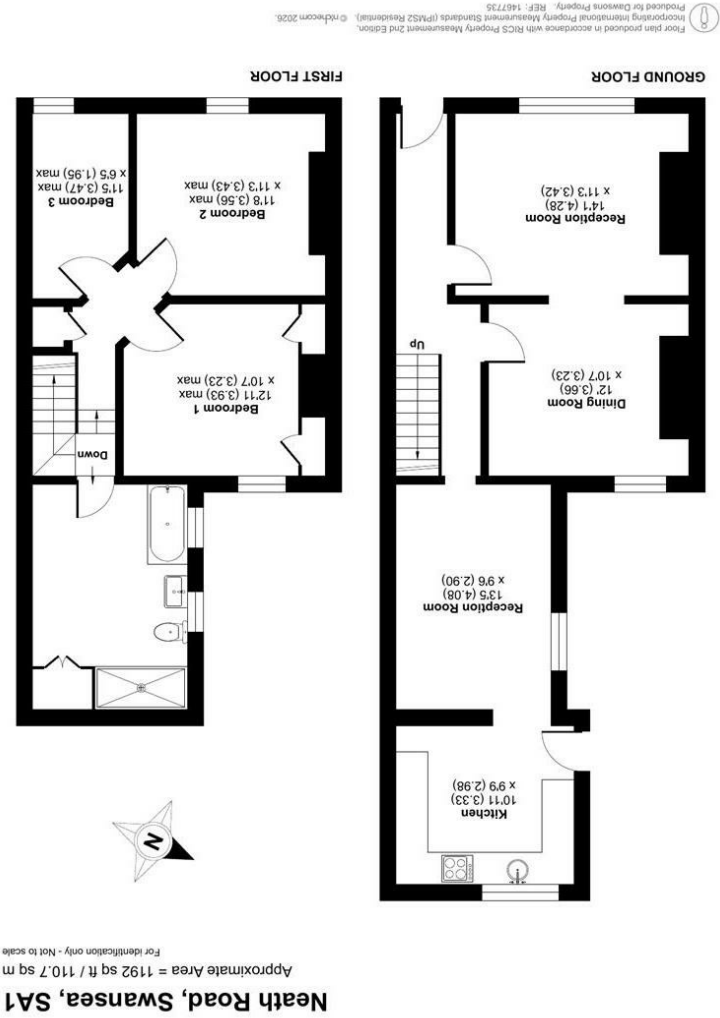
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1348 Neath Road
Hafod, Swansea, SA1 2HN
Offers Over £150,000



GENERAL INFORMATION

We are delighted to present this recently renovated mid-terrace home, ideally situated within the popular residential area of Hafod, Swansea.

The ground floor offers a welcoming entrance hallway leading to three versatile reception rooms, providing flexible living and dining space, complemented by a modern fitted kitchen. To the first floor, the property boasts three well-proportioned bedrooms and a spacious bathroom featuring a four-piece suite.

Externally, the home benefits from an enclosed rear garden with the added advantage of rear parking, a valuable feature for properties of this type.

Conveniently positioned close to local amenities and schools, the property also enjoys excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

This well-presented home would make an ideal first-time purchase, family residence, or investment opportunity. Early viewing is highly recommended to fully appreciate the space, condition, and convenient location on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1
14'0" x 11'2" (4.28m x 3.42m)

Dining Room
12'0" x 10'7" (3.66m x 3.23m)

Reception 2
13'4" x 9'6" (4.08m x 2.90m)

Kitchen
10'11" x 9'9" (3.33m x 2.98m)



First Floor

Landing

Bedroom 1
12'10" (max) x 10'7" (max)
(3.93m (max) x 3.23m (max))

Bedroom 2
11'8" (max) x 11'3" (max)
(3.56m (max) x 3.43m (max))

Bedroom 3
11'4" (max) x 6'4" (max) (3.47m
(max) x 1.95m (max))

Bathroom

External

Garden to Rear

Parking to Rear

Tenure - Freehold

Council Tax Band - B

EPC-C

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.

