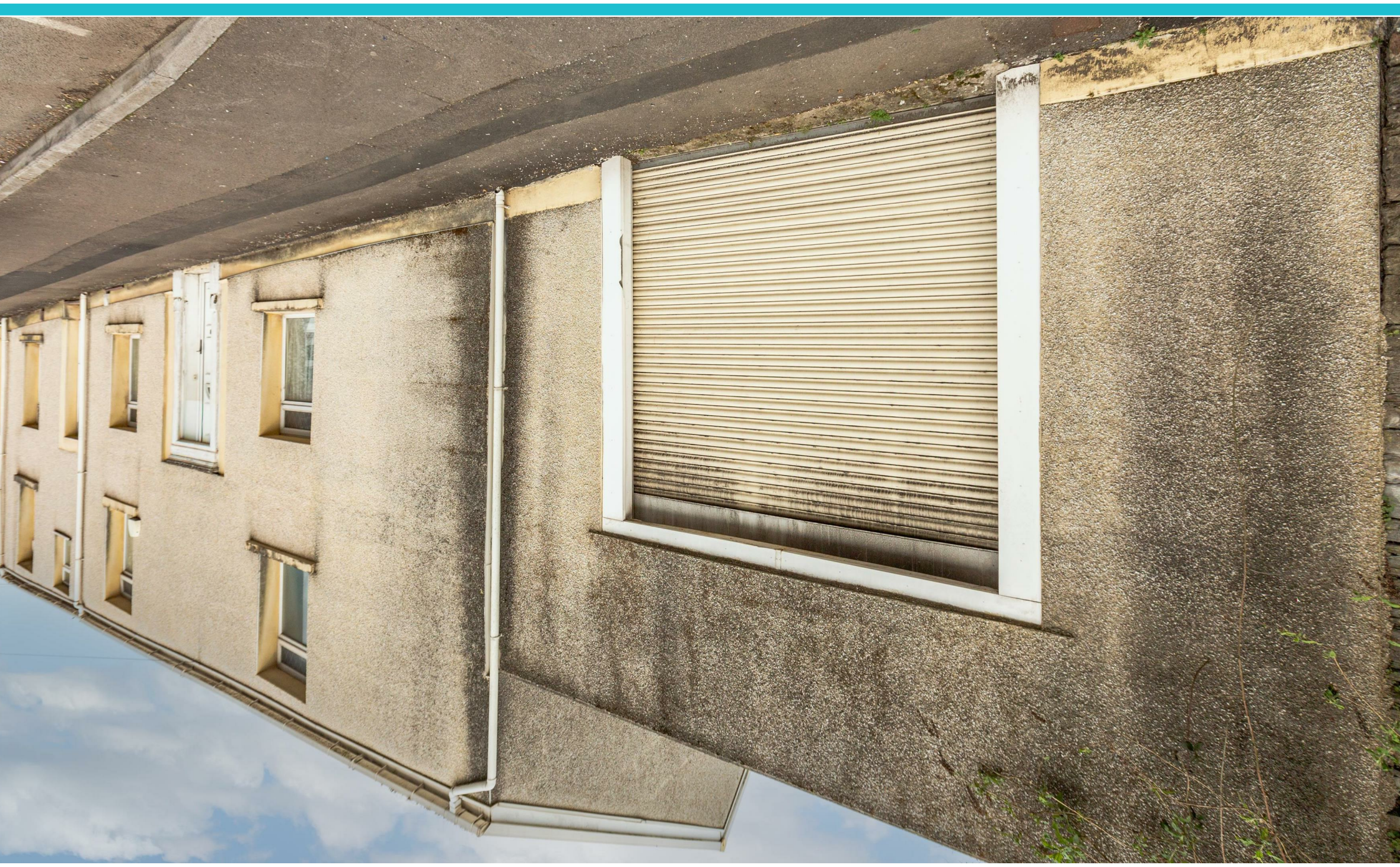
64 Llangyfelach Street

, Swansea, SA1 2BQ

Offers Over £120,000

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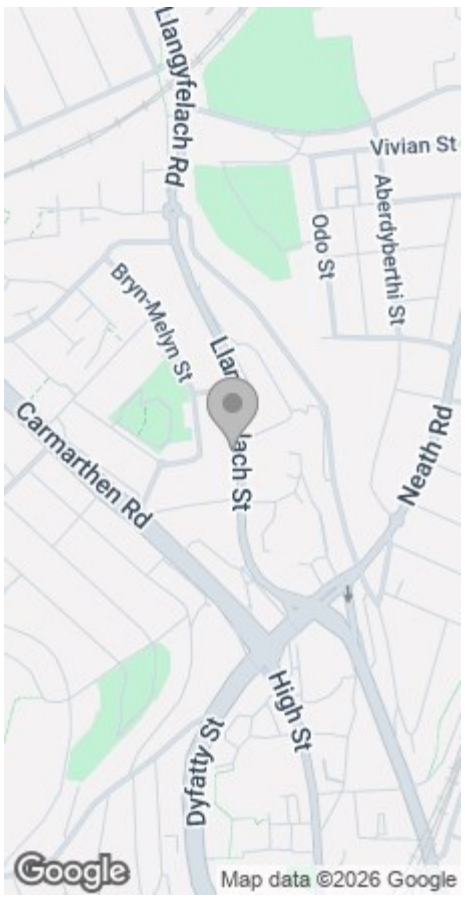


FLOOR PLAN

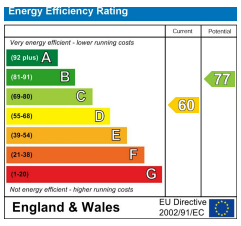


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

GENERAL INFORMATION

An excellent opportunity to put your own stamp on this end-terrace home, conveniently located in a central area of Swansea.

The property is arranged over two floors and offers an entrance porch and hallway, lounge, separate dining room, kitchen, and lean-to on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Outside, the home benefits from a sizeable garage to the front and a tiered rear garden, providing both practical storage and outdoor space with potential to enhance.

Positioned close to local shops, schools, and amenities, the property also enjoys easy access to Swansea City Centre, Morfa Retail Park, and Swansea.com Stadium, making it a convenient base for everyday living.

Requiring modernisation, this property offers great scope for improvement and would suit a first-time buyer, growing family, or investor looking for a centrally located project.

Early viewing is advised to fully appreciate the potential on offer.







FULL DESCRIPTION

Groud Floor

Entrance

Porch

Hallway

Lounge
21'9" x 14'4" (6.63m x 4.37m)

Dining Room
12'2" x 10'6" (3.71m x 3.21m)

Kitchen
12'2" x 11'2" (3.71m x 3.42m)

Lean To
29'9" x 3'10" (9.09m x 1.17m)













First Floor

Landing

Bedroom 1
14'8" x 11'2" (4.48m x 3.42m)

Bedroom 2
14'8" x 10'6" (4.48m x 3.21m)

Bedroom 3
15'1" x 10'6" (4.61m x 3.21m)

Bathroom

External

Large Garage to Front

Tieree Garden to Rear

Tenure - Freehold

Council Tax Band - C

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.



