39 Wern Terrace

Port Tennant, Swansea, SA1 8NU

Offers Over £150,000

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FLOOR PLAN

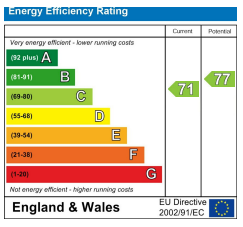


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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GENERAL INFORMATION

Dawsons are delighted to offer for sale this charming three-bedroom semi detached home, situated in the ever-popular residential area of Port Tennant, Swansea.

This lovely home has been cared for over the years and offers a welcoming and comfortable layout, with plenty of scope for its new owners to make it their own. The ground floor comprises an entrance hallway, inviting lounge, inner hallway, kitchen/breakfast room, and convenient W.C. To the first floor are three bedrooms and a family bathroom, providing excellent accommodation for couples or families alike.

Externally, the property benefits from a front forecourt and a pleasant rear garden, offering a private outdoor space to enjoy, relax, or entertain.

The location is another wonderful feature, with Swansea City Centre within easy reach, alongside a range of local shops, schools, amenities, and excellent transport links. The nearby waterfront and Swansea Bay also provide opportunities to enjoy the coastal lifestyle Swansea has to offer.

Offering a lovely combination of character, practical accommodation, outdoor space, and a highly convenient location, this is a home with plenty to offer its next owners.

Early viewing is highly recommended to fully appreciate the warmth, potential, and location of this delightful home.

FULL DESCRIPTION











Ground Floor

Entrance

Hallway

Lounge
15'10" x 12'4" (4.84m x 3.76m)

Inner hallway

Kitchen/Breakfast Room
12'6" x 8'11" (3.82m x 2.72m)

W.C









First Floor

Landing

Bedroom 1
12'4" x 10'8" (3.76m x 3.27m)

Bedroom 2
10'8" x 12'2" (3.27m x 3.72m)

Bedroom 3
9'5" x 8'3" (2.88m x 2.53m)

Bathroom

External

Front Courtyard

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-TBC

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.





