



## Tymawr Street, Port Tennant Swansea offers over £140,000

- 4 Bedroom
- Sold with Tenants in situ
- Opportunity for turn-key investment
- Nearby amenities
- EPC Rating: E



 4  1  1



## About the property

Located on the popular Tymawr Street, this modern four-bedroom home offers well-balanced and versatile accommodation arranged over generous proportions. The property features a bright and welcoming reception room, providing an ideal space for relaxing or entertaining, complemented by a modern fitted kitchen designed for everyday living.

Upstairs, the home boasts four well-sized bedrooms, offering flexibility for family life, home working, or guest accommodation. The contemporary bathroom is finished to a good standard, featuring modern fittings and a clean, stylish design.

Throughout, the property benefits from a modern finish and a practical layout that maximises space and natural light. This home has opportunity for investors as being sold with tenants in situ.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge

23' 4" x 10' 7" ( 7.11m x 3.23m )

### Kitchen/Diner

### Wc

### Bedroom 1

11' x 9' 1" ( 3.35m x 2.77m )

### Bedroom 2

12' 2" x 10' 8" ( 3.71m x 3.25m )

### Bedroom 3

6' 11" x 6' 10" ( 2.11m x 2.08m )

### Bathroom