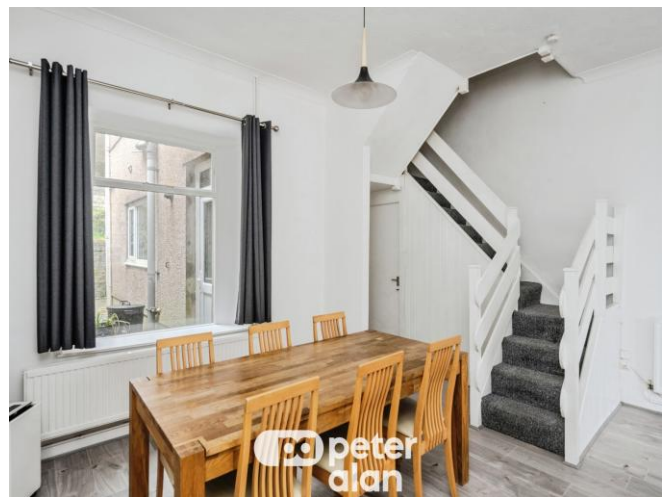




## Hanover Street, SWANSEA

**offers over £200,000**

- Mid Terraced Three Bedroom Property
- Spacious Open-Plan Lounge/Dining Room
- Council Tax C / EPC: D
- Three Storey



 3  1  1



## About the property

This modern and beautifully presented freehold mid-terraced home offers generous living space arranged across three well-designed floors, perfect for families and professionals alike.

The ground floor features a bright and spacious open-plan lounge and dining area, providing an excellent setting for both relaxing and entertaining. The layout creates a welcoming flow of space with plenty of natural light throughout. To the rear, you'll find a separate, generously sized kitchen offering ample storage and workspace, ideal for everyday cooking and family meals.

On the first floor, there are three bedrooms (Bedrooms One and Three) and a well-appointed family bathroom. Bedrooms One and Three are both spacious doubles, while room four can be utilised as a study, office or dressing room.

The second floor is dedicated to Bedroom Two, an impressive and private double bedroom occupying the entire level, creating an ideal master or guest suite.

## 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/Dining Room

22' 10" x 17' 2" ( 6.96m x 5.23m )

### Kitchen

19' 5" x 8' 9" ( 5.92m x 2.67m )

### Bedroom 1

16' x 11' 4" ( 4.88m x 3.45m )

### Bedroom 2

19' 3" x 8' 10" ( 5.87m x 2.69m )

### Bedroom 3

11' 5" x 10' 2" ( 3.48m x 3.10m )

### Room 4

### Bathroom

13' x 8' 9" ( 3.96m x 2.67m )

### Basement