






the
ANDERSON
Group exp

Watkin Street, Swansea, SA1 6YD

Offers Over £120,000

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- Well Presented Three Bedroom Terraced Home
- Spacious Open-Plan Reception Room
- Upstairs Family Bathroom Suite
- Easy Access To Swansea City Centre
- Excellent Transport Links Nearby
- Ideal First-Time Purchase Or Investment Opportunity
- Enclosed Low-Maintenance Rear Garden
- Well-Proportioned Layout Throughout
- Close To Local Amenities And Schools
- Strong Rental And Long-Term Investment Potential



Positioned within a convenient and well-connected part of Swansea, this three-bedroom terraced home offers an excellent opportunity for first-time buyers, families, or investors alike. The property provides a practical and well-proportioned layout, comprising a welcoming entrance hallway, a bright and comfortable living space, and a fitted kitchen with access to the rear. Upstairs, there are three bedrooms and a family bathroom, offering flexibility for growing families, home working, or tenants.

Externally, the property benefits from an enclosed rear garden, ideal for low-maintenance outdoor space. Located within easy reach of Swansea city centre, local amenities, transport links, and nearby schools, this home is perfectly placed for both day-to-day living and long-term investment potential.



Viewings everythin!



TOTAL FLOOR AREA: 775sq ft (72.0 sq m) approx.
 All measurements are approximate and should not be relied upon for any legal purpose. The actual area may vary slightly from the measurements given. The measurements are given for information only and do not constitute a guarantee. The measurements are given for information only and do not constitute a guarantee. The measurements are given for information only and do not constitute a guarantee.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Gower

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