



the  
**ANDERSON**  
Group exp

# Aberdyberthi Street, Swansea, SA1 2LL

Offers In Region Of £130,000

🛏 2 🚿 2 🚗 1



- No Onward Chain
- Well-Proportioned Terraced Home
- Generous Reception Room
- Fitted Kitchen
- Ground-Floor Bathroom + Further First-Floor Bathroom
- Versatile Layout On Both Floors
- Excellent Potential To Add Value
- Close To Local Amenities, Schools And Transport Links
- Easy Access To Swansea City Centre
- Ideal For First-Time Buyers, Families Or Investors





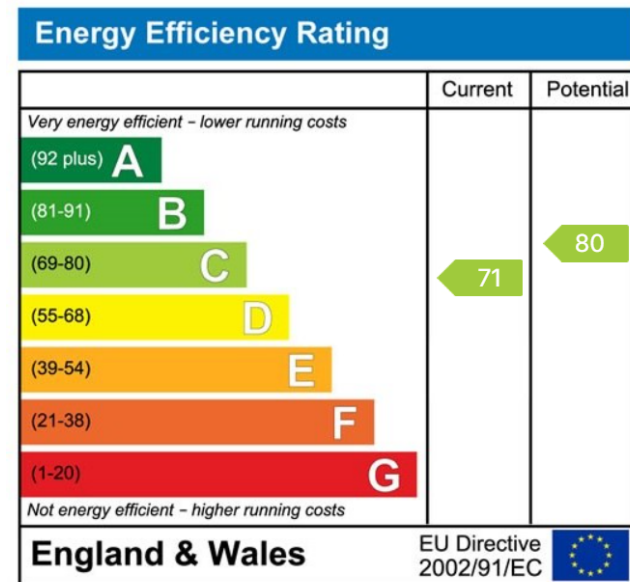
TOTAL FLOOR AREA: 936sq. ft. (87.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metrepro (2020).

Currently arranged as a two-bedroom property, with an additional first-floor room offering clear potential to be utilised as a third bedroom, subject to any necessary alterations and requirements. (Please see floor plan for layout)

Located on Aberdyberthi Street in Hafod, this well-proportioned terraced home offers a fantastic opportunity for first-time buyers, families or investors looking for a spacious property with serious potential.

The accommodation includes a generous reception room, fitted kitchen, ground-floor bathroom, two bedrooms, a further first-floor bathroom and the additional upstairs room. Whether used as a home office, dressing room, nursery or adapted further, the layout provides more versatility than a typical two-bedroom home.

Situated in a convenient location with access to local amenities, schools, transport links and Swansea city centre.



07378 741 076

Swansea, Mumbles & Gower

nathaniel.watts@exp.uk.com