



23 Miers Street, St. Thomas, Swansea, SA1 8BZ

Offers Over £180,000

This delightful terraced home presents an exceptional opportunity for first time buyers and investors alike. With three bedrooms and a modern kitchen and shower room. Upon entering, you are greeted by the entrance hall that leads into an open-plan lounge and dining room. This space is perfect for relaxation and entertaining guests. The modern kitchen, equipped with a door leading to a convenient utility room, provides easy access to a generous garden. This outdoor area is ideal for various activities, from summer barbecues to children's playtime. The property also benefits a garage adding to its convenience. Its prime location is a significant advantage, as it is just a short stroll from the City Centre. Residents will enjoy easy access to a variety of local shops, amenities and excellent transport links. Families will particularly appreciate the proximity to reputable schools, making this home an excellent choice for those looking to settle in a vibrant community. With its practical layout, spacious garden and fantastic location do not miss the chance to make this charming house your new home.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, staircase leading to first floor.

Open Plan Lounge 10'0" x 9'4" (3.06m x 2.85m)



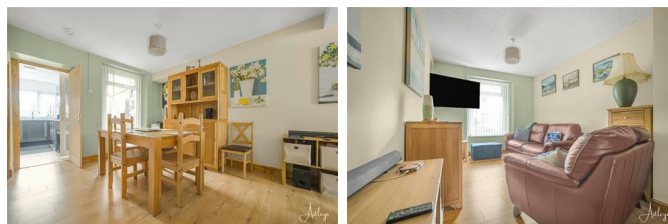
A welcoming lounge featuring a double glazed window to the front, laminated flooring and a radiator. Open-plan to the dining area, it offers a bright and airy living space.

Open Plan Dining Area 12'0" x 9'4" (3.65m x 2.85m)



A bright dining area with a double glazed window overlooking the rear, laminated flooring and a radiator. It features a door leading to the kitchen, providing a convenient and functional layout for mealtimes.

Another Aspect Of The Lounge/Dining Room



Kitchen 11'1" x 6'9" (3.38m x 2.05m)



A modern kitchen featuring stylish wall and base units with worktop space, a 1+1/2 bowl stainless steel sink, and a sleek marble tiled splashback. It includes a built-in electric oven and four ring electric hob with an extractor fan, and space for a fridge/freezer. A double glazed window overlooks the rear, while a door provides access to the utility room.

Utility Room 10'3" x 5'5" (3.12m x 1.64m)



Space for small fridge, washing machine and tumble dryer with worktop space over, double glazed window and door leading to garden.

Garage

Roll up door to front, large wooden door leading to garden.

First Floor

Landing

Double glazed window to rear, access to part boarded loft with pull down ladder.

Bedroom 1 10'6" x 10'2" (3.21m x 3.11m)



Double glazed window to front, radiator.

Bedroom 2 10'8" x 9'8" (3.25m x 2.94m)



Double glazed window to front, radiator.

Bedroom 3 10'9" x 7'0" (3.27m x 2.13m)



Double glazed window to rear, radiator.

Shower Room



A contemporary shower room featuring a three piece suite with a tiled double shower cubicle, vanity wash hand basin and WC. It also includes a cupboard housing the boiler, radiator and a frosted double-glazed window to the rear.

External



The property features on street parking at the front, along with an up-and-over door leading to the garage.

The rear offers a spacious garden with a paved patio area, a small lawn and a garden shed, providing a mix of low-maintenance and green space to enjoy.

Rear Garden



Another Aspect Of The Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas. Mains water

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 16 Mbps Superfast 150 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

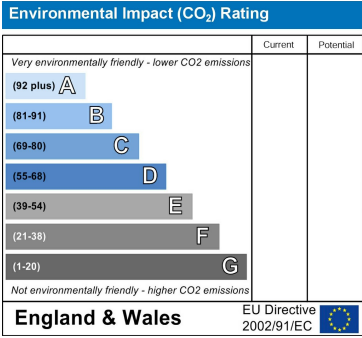
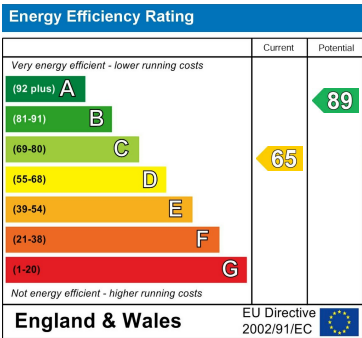
Floor Plan



Area Map



Energy Efficiency Graph



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