



26 Sebastopol Street, St. Thomas, Swansea, SA1 8BN

£150,000

We are pleased to present this three bedroom terraced home, ideally positioned in the sought after area of St Thomas. Perfectly placed for convenient access to Swansea City Centre and the vibrant SA1 Waterfront, the property also benefits from a range of local shops, well regarded schools and excellent transport links, making it well suited to both families and professionals. Offered to the market with no onward chain, the accommodation is arranged over three floors. The ground floor comprises a porch, hallway, living room and a kitchen leading through to a dining room. To the first floor are two bedrooms along with a shower room, separate bathroom and WC, while the second floor provides a further bedroom offering additional flexibility. Externally, the property features a small courtyard to the front, completing this appealing home in a well connected and popular residential setting.

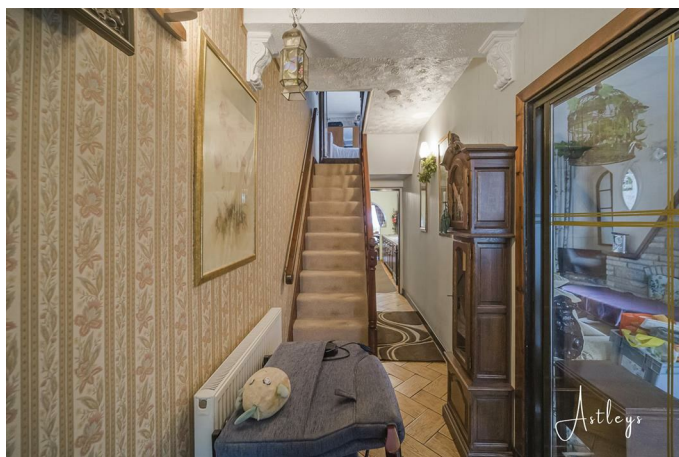
The Accommodation Comprises

Ground Floor

Porch 3'5" x 4'5" (1.04m x 1.34m)

Entered via front door, tiled flooring.

Hall 18'10" x 4'5" (5.74m x 1.34m)



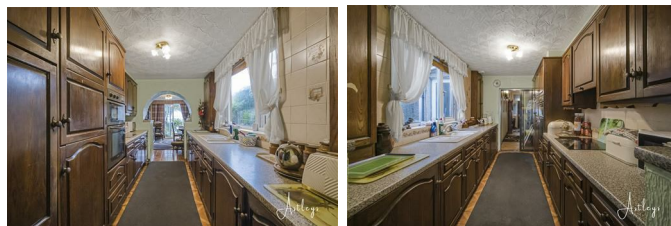
Staircase rising to the first floor, featuring tiled flooring and a wall-mounted radiator.

Living Room 22'7" x 9'5" (6.88m x 2.88m)



A double glazed bay window to the front and a double glazed window to the rear, fitted carpet, radiator.

Kitchen 13'0" x 7'10" (3.97m x 2.40m)



Fitted with a matching range of wall and base units with worktop space over, incorporating a 1+1/2 bowl sink, space for fridge/freezer and plumbing for a washing machine, tiled flooring, double glazed window to the side.

Dining Room 13'7" x 7'10" (4.15m x 2.40m)



Sliding doors to rear garden, tiled flooring, radiator.

First Floor

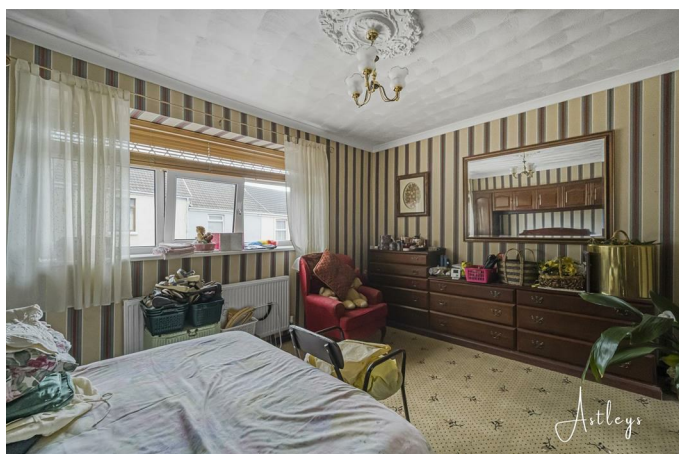
Landing 11'11" x 4'5" (3.62m x 1.34m)

Fitted carpet.

Bedroom 1 10'4" x 14'2" (3.16m x 4.32m)



Front-facing room featuring a double glazed window, fitted carpet, radiator.



Walk-in Wardrobe

Fitted carpet.

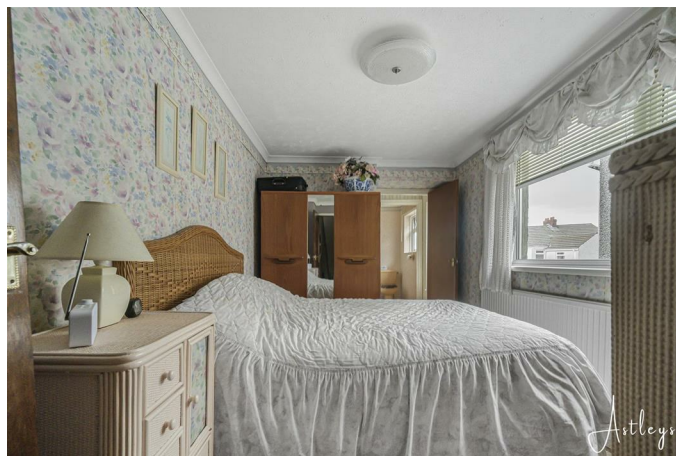
Shower Room 7'1" x 9'5" (2.17m x 2.88m)



Fitted three piece suite comprising shower cubicle, wash hand basin, and WC. Vinyl flooring, radiator, double glazed window to the rear.

Inner Hallway

Bedroom 2 13'3" x 7'10" (4.04m x 2.40m)



Double glazed window to side, fitted carpet, radiator.

WC



WC, fitted carpet, frosted double glazed window to side.

Bathroom 11'3" x 7'10" (3.42m x 2.40m)

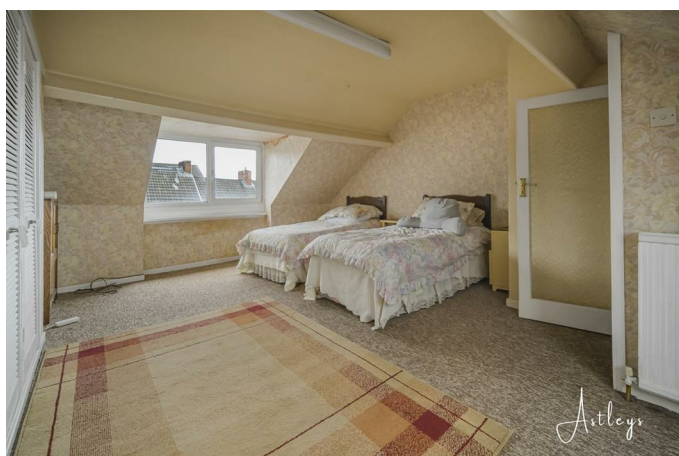


Fitted with a three piece suite comprising a corner bath, shower cubicle, wash hand basin and WC. Fitted carpet, radiator, frosted double glazed window to the rear.

Landing 5'6" x 6'0" (1.67m x 1.84m)

Fitted carpet.

Bedroom 3 19'6" x 14'2" (5.95m x 4.32m)



Double glazed windows to front and rear, storage cupboard, fitted carpet flooring, radiator.



External



To the front the is a small courtyard.

Aerial Images



Agents Note

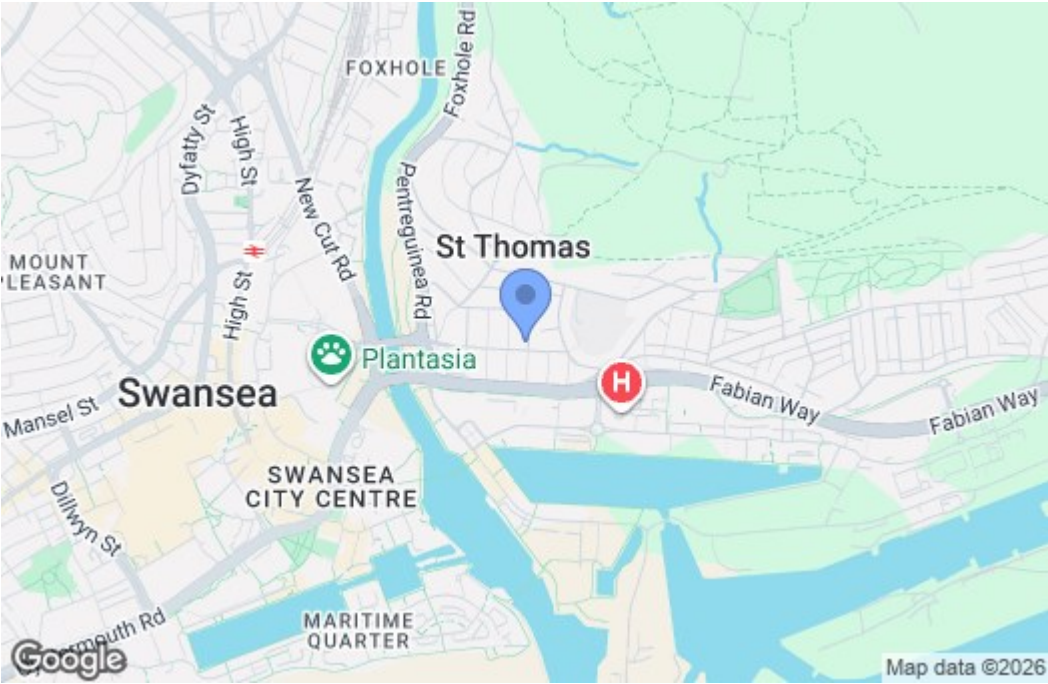
Tenure _ Freehold
Council Tax Band - B
Parking - On street

Services - Services - Mains electric. Mains sewerage.
Mains Gas. Mains Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Basic - 15 Mbps Superfast 80 Mbps
Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

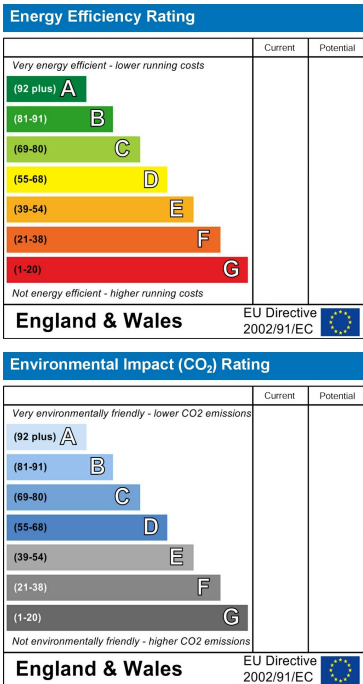
Floor Plan



Area Map



Energy Efficiency Graph



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