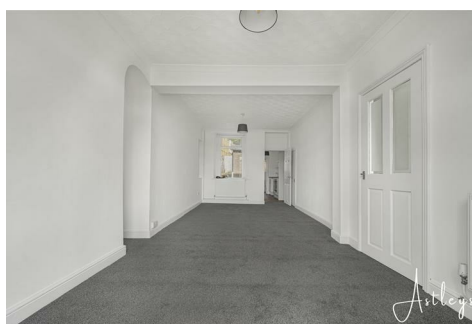




32 Dinas Street, Plasmarl, Swansea, SA6 8LQ

Offers Over £145,000

Offered with no onward chain, this three bedroom terraced home presents an excellent opportunity for first time buyers and investors alike, set within the well established area of Plasmarl. The location offers everyday convenience, with Morriston town centre, Morfa Retail Park, local schools and a range of amenities all close at hand, while Swansea city centre and the M4 are easily accessible for commuting.

The accommodation is arranged with a straightforward, practical layout. A hallway leads into a comfortable living and dining space, while the kitchen sits to the rear alongside a ground floor shower room. Upstairs, three bedrooms offer flexibility for growing households, guests or home working. Outside, a courtyard to the front, while to the rear a further courtyard leads up to a generous lawned garden, offering more space than expected and the potential to shape an inviting outdoor setting.

The Accommodation Comprises

Ground Floor

Porch 3'11" x 2'9" (1.19m x 0.85m)

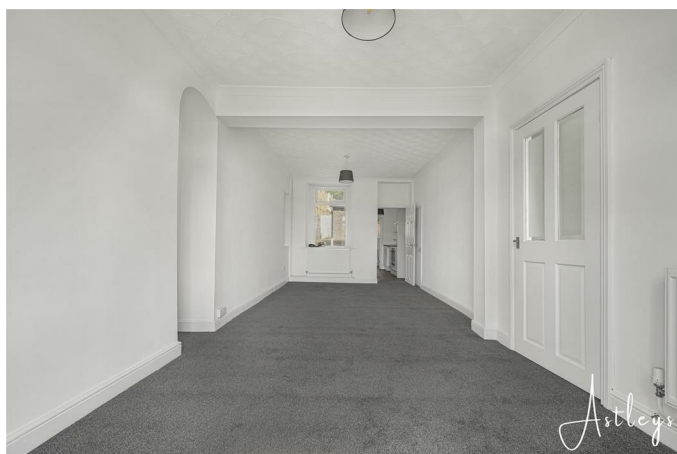
Entered via front door.

Hall 17'2" x 2'9" (5.22m x 0.85m)



A staircase rises to the first floor, complemented by vinyl flooring and a radiator.

Lounge/Dining Room 22'0" x 10'10" (6.70m x 3.30m)



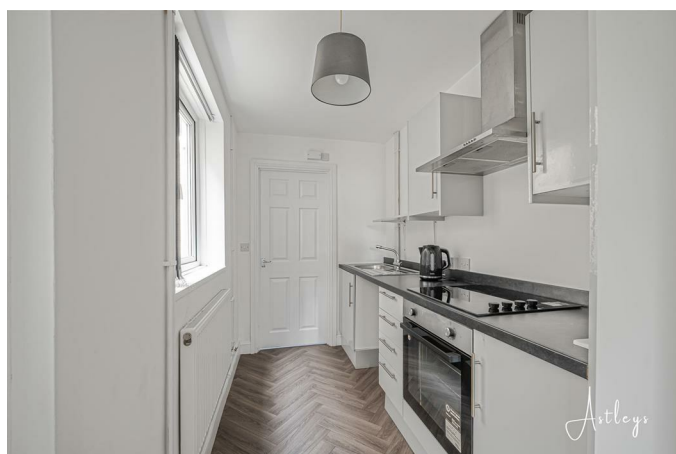
Double glazed windows to both the front and rear, finished with fitted carpet and two radiators.



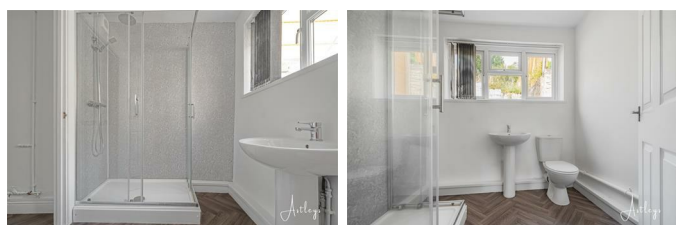
Kitchen 10'10" x 5'11" (3.29m x 1.80m)



The kitchen is fitted with a range of base and wall units, 1+1/2 bowl stainless steel sink unit, plumbing in place for a washing machine along with space for a fridge freezer. A double glazed window to the side, vinyl flooring and a radiator.



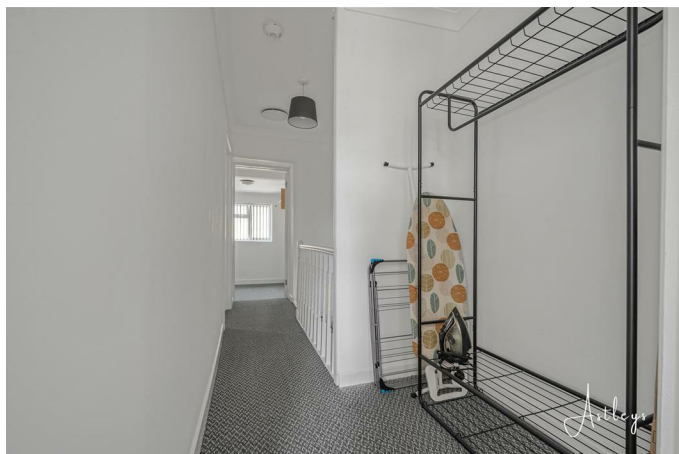
Shower Room 5'11" x 7'3" (1.80m x 2.20m)



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

First Floor

Landing 12'1" x 5'2" (3.68m x 1.58m)



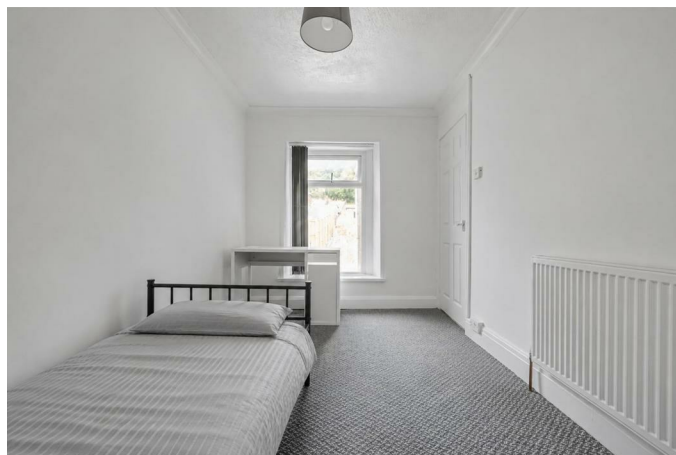
Fitted carpet.

Bedroom 1 9'9" x 13'11" (2.96m x 4.25m)



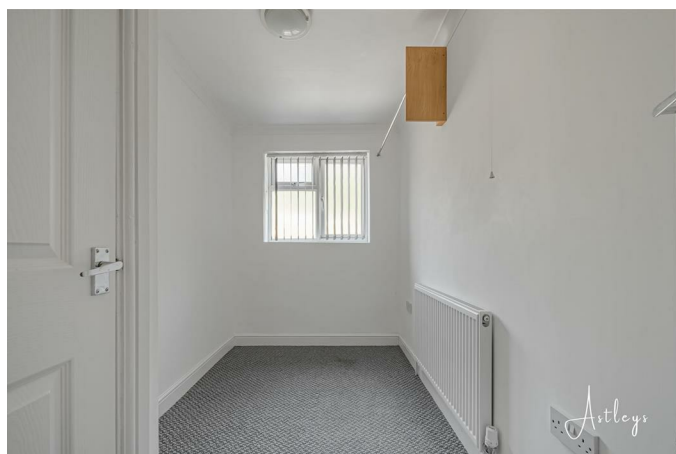
Double glazed window to the front, fitted carpet and a radiator.

Bedroom 2 11'4" x 8'5" (3.45m x 2.57m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 10'2" x 5'11" (3.11m x 1.80m)



Frosted double glazed window to rear, storage cupboard housing the boiler, fitted carpet, radiator.

External



To the front, there is a courtyard.

To the rear, a further courtyard with steps that leads through to a generous lawned garden.

Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - A

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 5 Mbps Superfast 65 Mbps

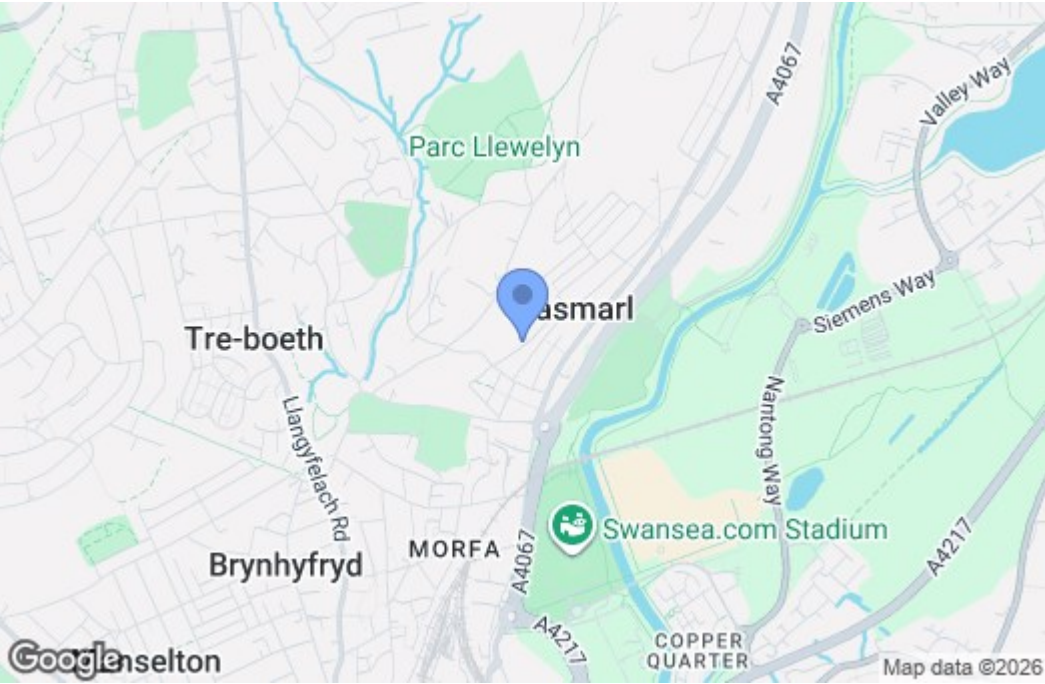
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

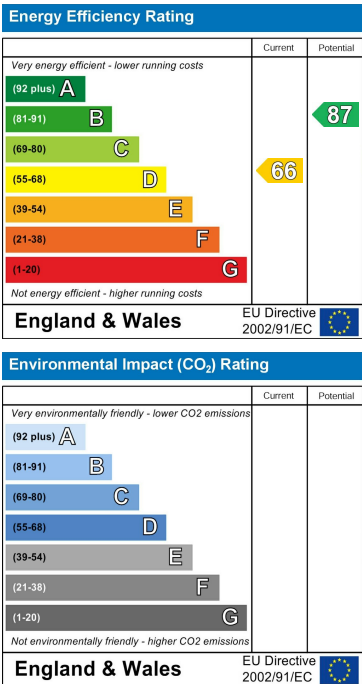
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.