



## 11 Pleasant View Terrace, Swansea, SA1 6YQ

**Asking Price £107,500**

An Ideal Investment Property or First Time Purchase sold with No Chain.

A traditional 2 bedroom middle terrace property, located in the Mount Pleasant area. Offering convenient access to Swansea City Centre, Swansea Train Centre and schools. The accommodation comprises of an entrance porch, hall, lounge/dining room and kitchen/breakfast room on the ground floor. On the first are the two bedrooms and shower room. Externally the property offers a front forecourt and an enclosed rear garden.

EPC Rating: D

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to front.

#### Hall

Staircase to first floor, radiator.

#### Lounge 10'10" x 11'2" (3.31 x 3.40)



Double glazed bay window to front, radiator, open plan archway to the dining area.

#### Dining Area 10'10" x 11'2" (3.30 x 3.40)



Coal effect gas fire set in surround, understairs storage cupboard, radiator.

#### Kitchen/Breakfast Room 7'10" x 11'2" (2.40 x 3.40)



Fitted with wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, radiator, double glazed window and door to rear.

### First Floor

#### Landing

Access to loft, radiator.

#### Bedroom 1 10'10" x 14'4" (3.31 x 4.38)



Double glazed window to front with views, radiator.



### Bedroom 2 9'1" x 10'10" (2.78 x 3.30)



Double glazed window to rear, radiator.

### Shower room



Three piece suite comprising shower, vanity wash basin and W.C. Part tiled walls, frosted double glazed window to rear, cupboard housing the boiler, radiator.

### External



There are steps to the property with a small forecourt

garden.

The rear garden is enclosed, tiered with steps and paved areas.

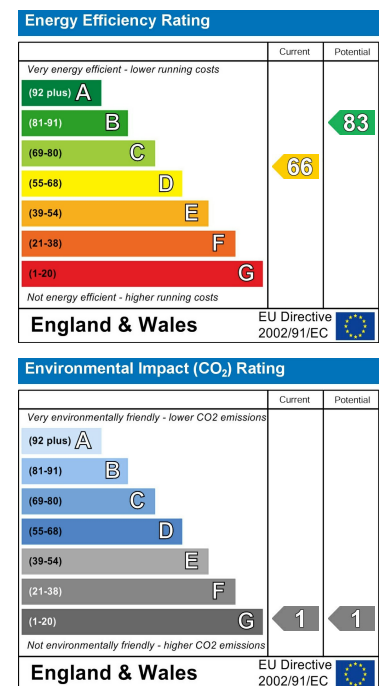
## Floor Plan



## Area Map



## Energy Efficiency Graph



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