



6 Hill Street, Mount Pleasant, Swansea, SA1 6XU

Offers Over £130,000

This delightful terraced home presents an excellent opportunity for first time buyers. The property features an entrance hall that leads to a comfortable living room, kitchen and a conveniently located bathroom on the ground floor. Ascending to the first floor, you will find three bedrooms.

The rear garden is fully enclosed, offering a patio area that provides the perfect spot relaxing, while the remaining section of the garden presents a fantastic opportunity for customisation. Whether you envision a lush lawn, vibrant flower beds or a stylish outdoor living space, this blank canvas is ready to be transformed to suit your needs and preferences. This home is in a prime location and within close proximity to the vibrant City Centre as well as a nearby shop for all your everyday essentials. Furthermore, Swansea train station is nearby, providing easy access for commuting and exploring the wider area.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front.

Living Room 22'1" x 14'1" (6.74m x 4.30m)



The lounge is an inviting area, featuring a staircase leading to the first floor and a gas fire set within a surround, creating a cosy focal point. Coving to the ceiling adds a touch of character. Natural light floods the room through double glazed windows at both the front and rear and two radiators.

Kitchen 11'3" x 8'7" (3.42m x 2.61m)



The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space for meal preparation. A 1½ bowl stainless steel sink is conveniently positioned, while there is designated space for a fridge/freezer, washing machine and gas cooker. Radiator, coving to the ceiling, double glazed window to the side.

Inner Hall

Hall connecting kitchen to the bathroom, side door leading to garden.

Bathroom



Fitted with a four piece suite comprising a bath, wash hand basin, shower cubicle and WC. Tiled walls, coving to ceiling, heated towel rail, frosted double glazed window to rear.

First Floor

Landing

Bedroom 1 11'1" x 11'2" (3.37m x 3.40m)



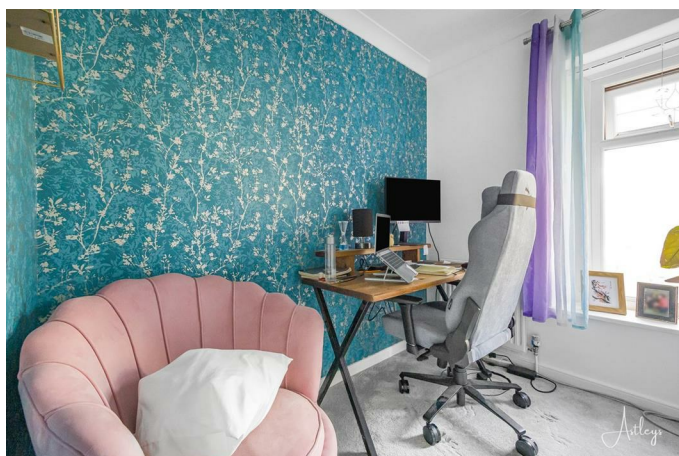
Double glazed window to rear, cupboard housing the boiler, fitted carpet, coving to ceiling, radiator.

Bedroom 2 10'10" x 11'2" (3.29m x 3.40m)



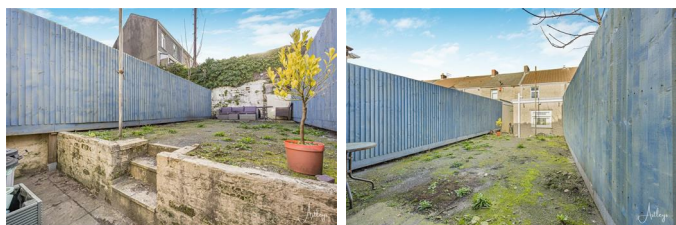
Double glazed window to front, fitted carpet, coving to ceiling, radiator.

Bedroom 3 7'10" x 6'3" (2.38m x 1.91m)



Double glazed window to front, fitted carpet, coving to ceiling, radiator.

External



The rear garden is fully enclosed, offering a spacious area with a patio area that provides the perfect spot

for outdoor dining or relaxing, while the remaining section of the garden presents a fantastic opportunity for customisation. Whether you envision a lush lawn, vibrant flower beds or a stylish outdoor living space, this blank canvas is ready to be transformed to suit your needs and preferences.

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 19 Mbps, Superfast 73 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky

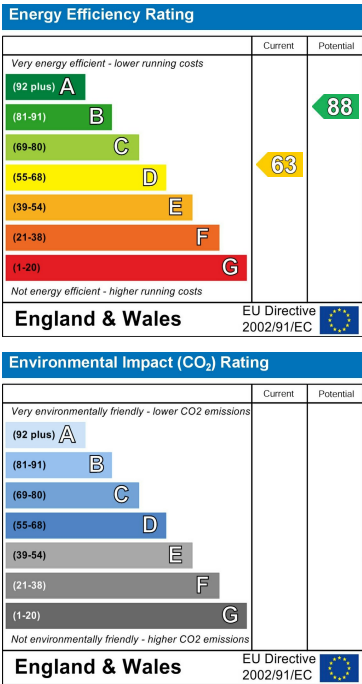
Floor Plan



Area Map



Energy Efficiency Graph



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