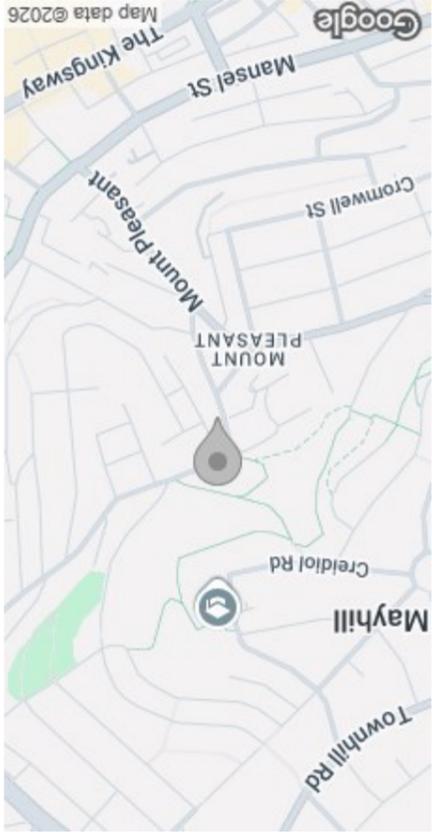


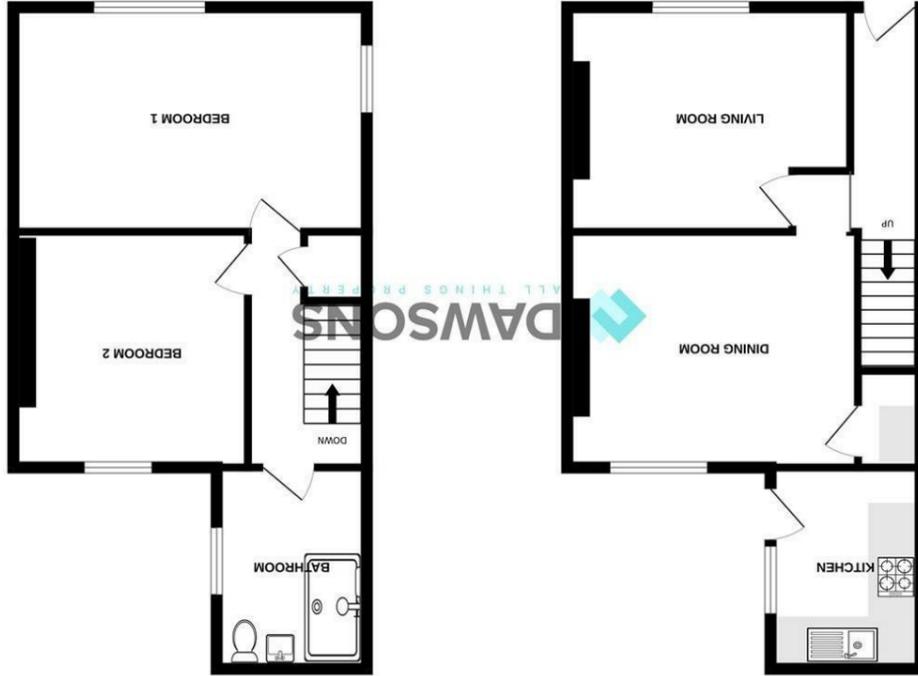
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This every agent has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given. Made with MyHome360.

EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



13 Bryn Syfi Terrace
 Mount Pleasant, Swansea, SA1 6XN
 Offers Over £140,000



GENERAL INFORMATION

Offering to the market this recently refurbished throughout end-of-terrace property, ideally located in the heart of the Mount Pleasant community.

The ground floor comprises two well-proportioned reception rooms and a modern kitchen. To the first floor, there are two double bedrooms and a contemporary bathroom, all finished to a good standard.

Externally, steps lead up to a front forecourt, while to the rear there is an enclosed garden with the added benefit of side pedestrian access.

Conveniently positioned close to local amenities, the property also benefits from excellent access to Swansea Train Station and Swansea City Centre, making it ideal for commuters and city living alike.

We would consider this property to be an excellent first-time purchase or investment opportunity. Viewing is highly recommended to fully appreciate the standard and convenience this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1

13'10" x 11'0" (4.23m x 3.37m)

Reception 2

14'7" x 14'3" (4.45m x 4.35m)

Modern Fitted Kitchen

9'10" x 7'4" (3.0m x 2.24m)

First Floor

Landing



Bedroom 1

17'4" x 11'0" (5.29m x 3.36m)

Bedroom 2

11'6" x 11'6" (3.53m x 3.51m)

Shower Room

External

Steps Leading up to Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric

Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

