

EPC



AREA MAP

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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any fixtures are approximate and responsibility is taken for any inaccuracy in the floorplans. The floor plans are approximate and should be used as a guide only. All prospective purchasers should verify the accuracy of the floorplans by inspecting the property. Measurements are taken with a laser measure.



FLOOR PLAN



**26 Portia Terrace**  
 Mount Pleasant, Swansea, SA1 6XW  
**Asking Price £150,000**



## GENERAL INFORMATION

We are delighted to offer for sale this mid-terrace property situated in the popular area of Mount Pleasant, Swansea, enjoying attractive views from the front-facing bedroom.

The home comprises an entrance hallway, lounge opening into a dining room, kitchen, and bathroom to the ground floor. To the first floor, there are three bedrooms, providing flexible space ideal for family living.

Externally, the property benefits from a front forecourt and a tiered rear garden offering rear pedestrian access.

Considered an ideal family home, the property is conveniently located close to Swansea City Centre and offers excellent access to local schools, Swansea University, the vibrant Uplands area, Morfa Retail Park, and the Swansea.com Stadium.

Viewing is highly recommended to appreciate everything this property has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge Opening To:

12'10" x 12'7" (3.93m x 3.86m)

#### Dining Room

13'3" x 10'8" (4.05m x 3.26m)

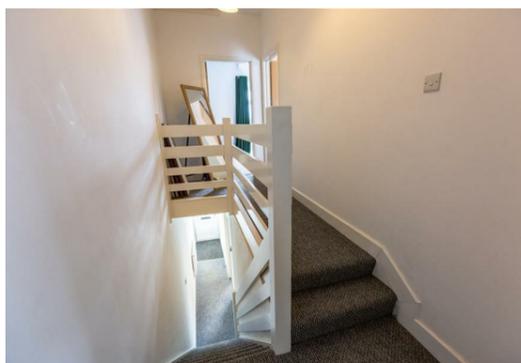
#### Kitchen

15'0" x 8'9" (4.58m x 2.68m)

#### Bathroom

### First Floor

#### Landing



**Bedroom 1**  
16'0" x 12'10" (4.89m x 3.93m)

**Bedroom 2**  
10'8" x 10'1" (3.26m x 3.09m)

**Bedroom 3**  
11'1" x 8'9" (3.38m x 2.68m)

#### External

#### Front Forecourt

#### Tiered Garden to Rear

#### Rear Pedestrian Access

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

Water: Metered

"Broadband - The current supplier is (BT). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

