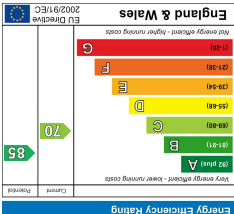
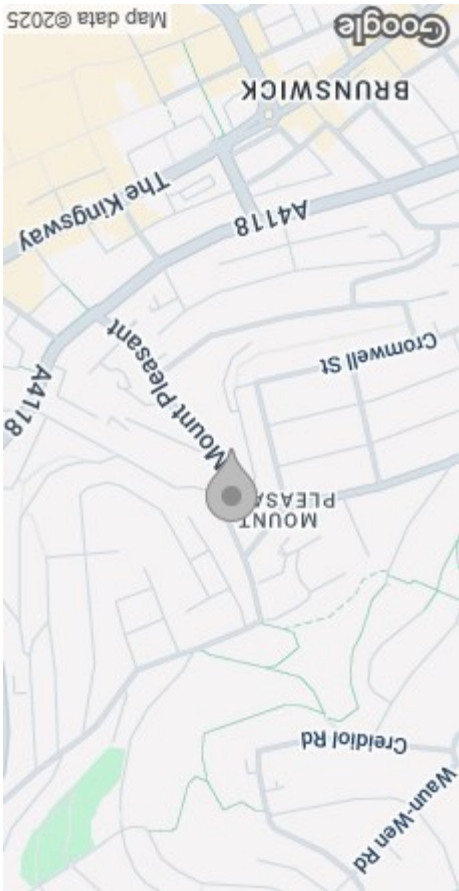


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

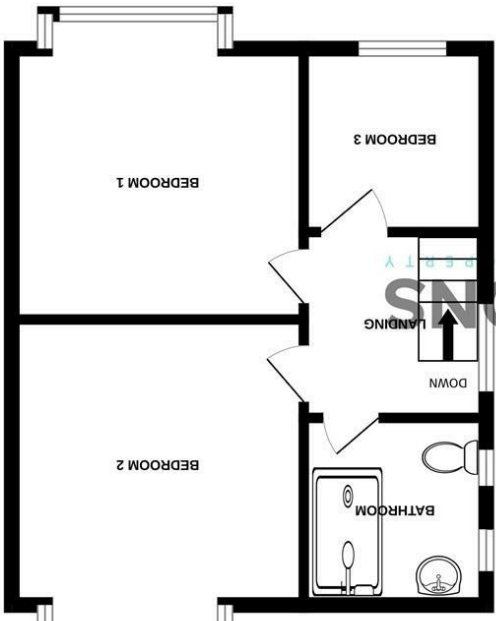
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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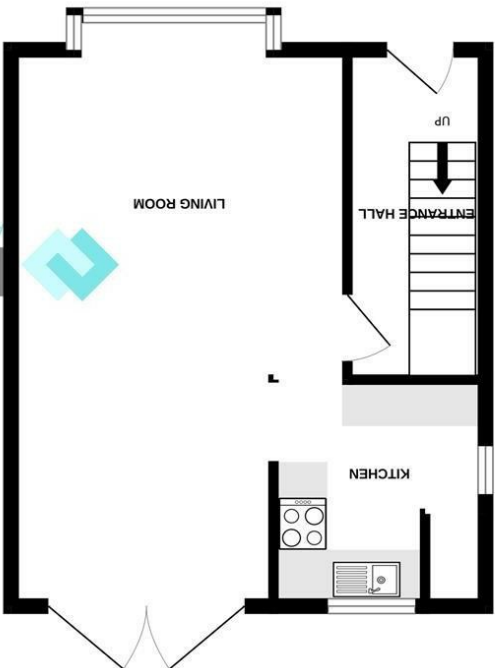
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



43 Mount Pleasant
Mount Pleasant, Swansea, SA1 6EQ
Offers Over £210,000



GENERAL INFORMATION

Dawsons are delighted to present for sale this beautifully maintained semi-detached home, ideally located in the highly sought-after area of Mount Pleasant, Swansea.

This stylish and well-presented property features a welcoming entrance hallway, a contemporary fitted kitchen, and a spacious open-plan lounge/dining room with French doors that open out to the rear garden—creating a bright and airy living space on the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern shower room, perfect for family living.

Externally, the property benefits from a front garden and a private, enclosed rear garden complete with a patio area and side pedestrian access—ideal for relaxing or entertaining.

Conveniently located within easy reach of Swansea City Centre, Swansea Train Station, and the stunning Swansea Bay, the property also falls within the catchment area for reputable primary and secondary schools.

This property makes an ideal family home or first-time purchase. Viewing is highly recommended to appreciate the space and quality on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
12'0" x 24'10" (3.663m x 7.590m)

Kitchen
7'0" x 7'1" (2.158 x 2.168)

First Floor

Landing

Bedroom 1
11'5" x 12'6" (3.490m x 3.834m)



Bedroom 2
11'7" x 13'10" (3.546m x 4.224m)

Bedroom 3
6'11" x 6'11" (2.129m x 2.126m)

Shower Room

External

Front Garden

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC - C

Services

Mains Gas & Electric
Mains Sewerage

Broadband - The current supplier is Virgin Media. Broadband type: Fibre

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

