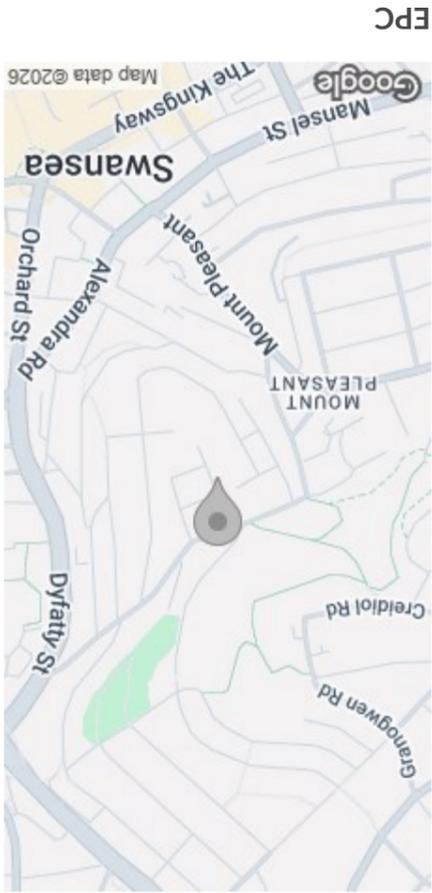


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

This floor plan has been made to ensure the accuracy of the location contained here. Measurements of plots, rooms, rooms and other areas are approximate and are not intended to be taken as any form of guarantee. The floor plan and dimensions shown here should be used as a guide only. As to the quality or accuracy of the information shown here, the advertiser can give no guarantee.



AREA MAP



FLOOR PLAN



11 Hill Street
 Mount Pleasant, Swansea, SA1 6XU
 Offers Over £150,000



GENERAL INFORMATION

Dawsons are pleased to present this attractive mid-terrace home, ideally positioned in the central and well-established area of Mount Pleasant, Swansea.

The property offers a practical and comfortable layout, with an entrance hallway leading to a lounge opening into a dining area, a fitted kitchen, and a bathroom with a separate W.C. on the ground floor. Upstairs, there are three well-sized bedrooms, providing flexible space for a range of needs.

Externally, the home benefits from an enclosed rear garden, offering a private outdoor space for relaxing or entertaining.

Conveniently located within easy reach of Swansea City Centre, Swansea Train Station, along with local schools and everyday amenities, this property is well suited to first-time buyers, growing families, or investors alike.

Viewing is highly recommended to fully appreciate the location, layout, and potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room

21'11" x 14'1" (6.70m x 4.31m)

Kitchen

11'6" x 6'8" (3.52m x 2.05m)

Bathroom

Separate W.C

First Floor

Landing



Bedroom 1
11'5" x 11'5" (3.50m x 3.49m)

Bedroom 2
10'6" x 7'5" (3.21m x 2.28m)

Bedroom 3
7'3" x 6'7" (2.22m x 2.03m)

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Broadband - The current supplier is (Virgin). 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.

