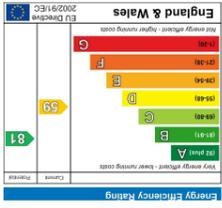
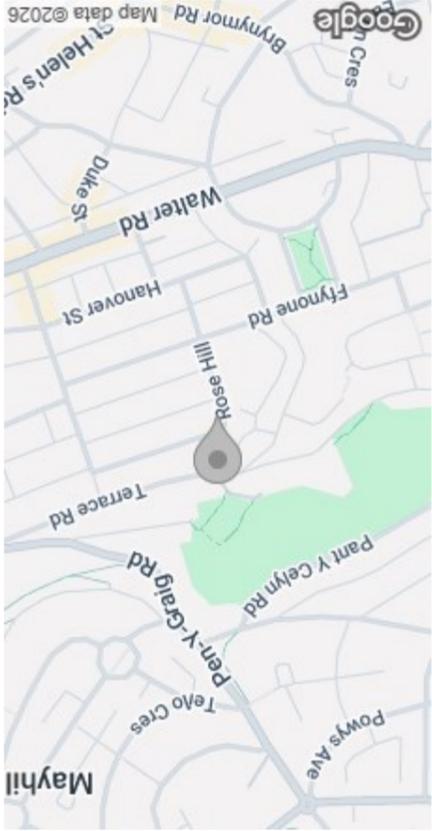


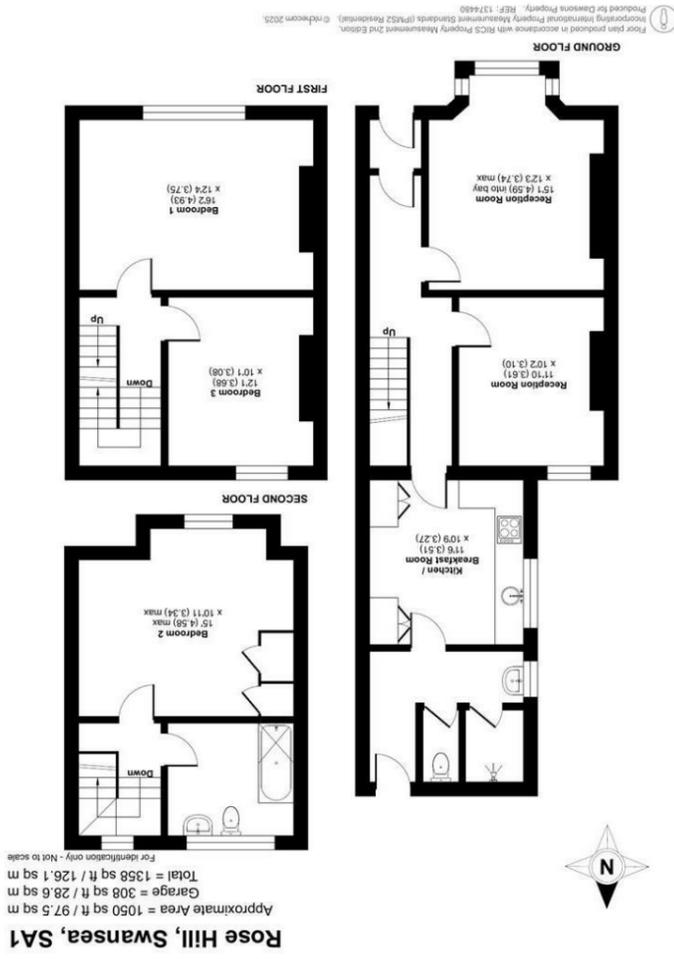
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



**7 Rose Hill**  
 Mount Pleasant, Swansea, SA1 6HY  
**Offers Over £140,000**



## GENERAL INFORMATION

We are pleased to offer for sale this mid-terrace property, situated in the popular area of Mount Pleasant, Swansea.

Set over three floors, the property comprises an entrance porch, hallway, two reception rooms, a kitchen/breakfast room, and a shower room with separate W.C. to the ground floor. To the first floor, there are two bedrooms, while the second floor provides a further bedroom and a bathroom.

Externally, the property benefits from a front forecourt and an enclosed courtyard to the rear.

This must-see property is ideally located for Swansea City Centre, Cwmdonkin Park, Swansea University, Swansea Bay, and the vibrant Uplands Quarter.

An ideal family home or investment opportunity. Viewing is highly recommended to appreciate the space and potential on offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Hallway

#### Reception 1

15'0" (into bay) x 12'3" (4.59m (into bay) x 3.74m)

#### Reception 2

11'10" x 10'2" (3.61m x 3.10m)

#### Kitchen/Breakfast Room

11'6" x 10'8" (3.51m x 3.27m)

#### Shower Room



#### Separate W.C

#### First Floor

#### Landing

#### Bedroom 1

16'2" x 12'3" (4.93m x 3.75m)

#### Bedroom 3

12'0" x 10'1" (3.68m x 3.08m)

#### Second Floor

#### Bedroom 2

15'0" (max) x 10'11" (max) (4.58m (max) x 3.34m (max))

#### Bathroom

#### External

#### Front Forecourt

#### Courtyard to Rear

#### Tenure - Freehold

#### Council Tax Band- C

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

Water Billed

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.

