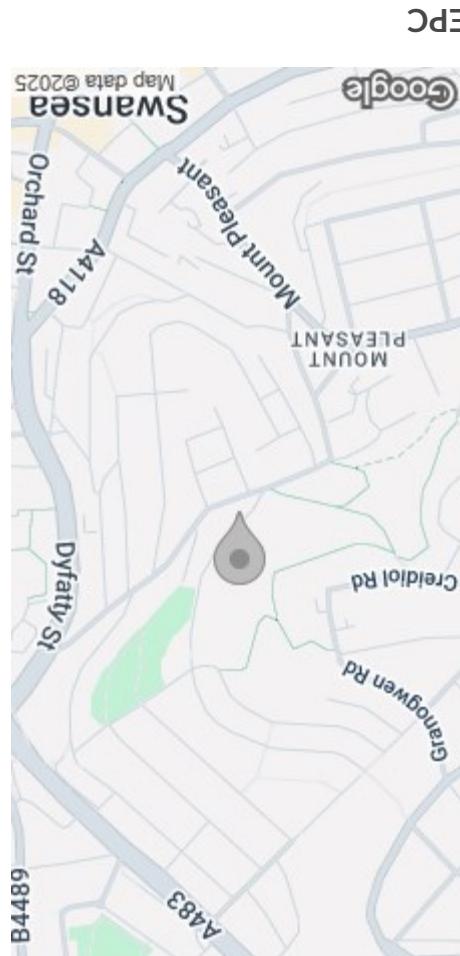
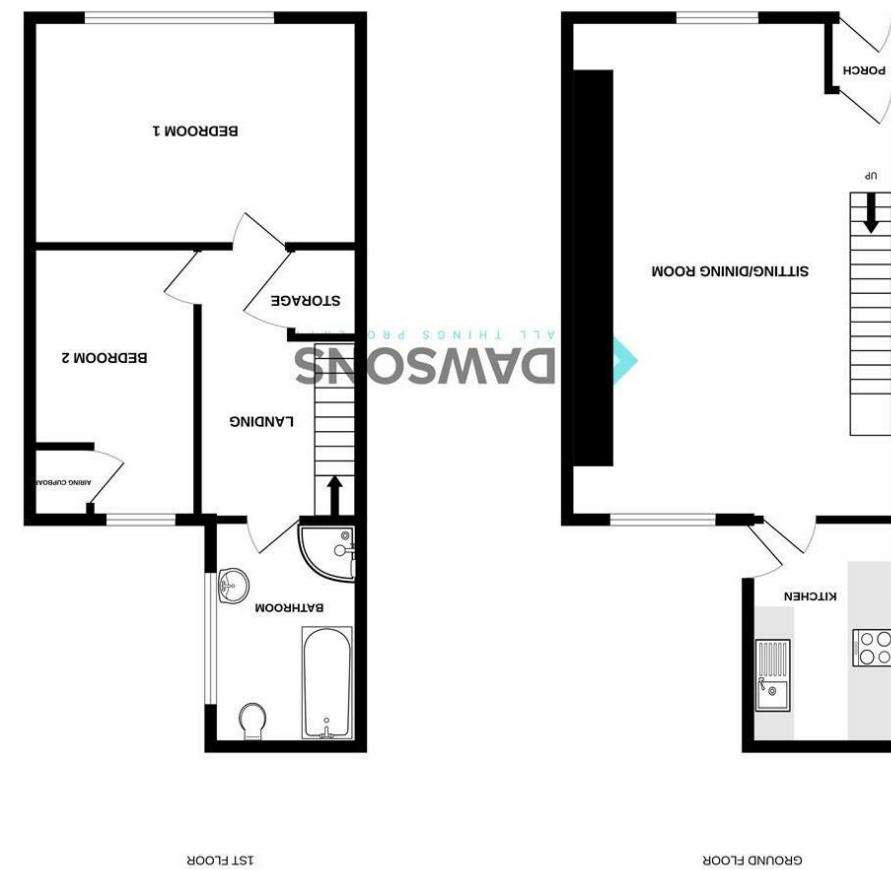


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN



60 North Hill Road  
Mount Pleasant, Swansea, SA1 6XS  
Offers Over £120,000



## GENERAL INFORMATION

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

The accommodation comprises an entrance porch, a spacious lounge/dining room, and a kitchen on the ground floor. To the first floor, there are two double bedrooms and a generously sized bathroom featuring a four-piece suite.

Externally, the property benefits from an elevated front forecourt and an enclosed rear courtyard garden, also set on an elevated plot.

This property is ideally suited as a first-time buy or investment opportunity, situated just a short distance from Swansea City Centre. It also offers excellent transport links to Swansea Train Station, Morfa Retail Park, and Swansea Beach.

Viewing is highly recommended to appreciate the potential and convenient location this property has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

**Lounge/Dining Room**  
23'11" x 15'8" (into alcove)  
(7.3m x 4.80m (into alcove))

**Kitchen**  
10'9" 7'1" (3.30m 2.18m)

#### First Floor

#### Landing



**Bedroom 1**  
14'1" x 10'5" (4.3m x 3.2m)

**Bedroom 2**  
11'7" x 11'3" (3.55m x 3.44m)

#### Bathroom

#### External

#### Elevated Front Forecourt

#### Elevated Rear Courtyard

**EPC - TBC**

