



Dawsons

estate agents



Penygraig Road, Mount Pleasant, Swansea, SA1 6HT

PANORAMIC SEA VIEWS OVER SWANSEA BAY AND MUMBLES HEAD, just one of the benefits with this traditional terraced property. Accommodation within comprises lounge/dining room and kitchen to the ground floor and to the first floor there are two double bedrooms and a bathroom. Other benefits include gas central heating, uPVC double glazing and garden to rear backing onto woodland. No onward chain. Ideal First Time Buy or Investment Purchase. VIEWING ESSENTIAL TO APPRECIATE POSITION AND OUTLOOK.

Asking Price £87,500

11 Walter Road, Swansea, SA1 5NF
T: 01792 646 060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



ENTRANCE

Enter via uPVC double glazed door into:

LOUNGE/DINING ROOM 6.73m x 4.10m (22'1" x 13'5")

UPVC double glazed bay window to front with fantastic views over Swansea Bay, further uPVC double glazed window to rear, stairs to first floor, tiled floor. Alcove cupboards, radiator.

KITCHEN 2.73m x 1.85m (8'11" x 6'1")

Fitted base units, stainless steel sink unit, plumbed for washing machine, gas cooker point, tiled floor, uPVC double glazed window and door to side.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 4.26m x 3.19m (14'0" x 10'6")

UPVC double glazed window to front with panoramic views over Swansea Bay, feature fireplace, radiator, laminate flooring.

BEDROOM 2 3.46m x 2.48m (11'4" x 8'2")

UPVC double glazed window to rear, radiator.

BATHROOM

Fitted with a three piece suite comprising 'P' shaped bath with electric shower over, low level w.c, pedestal wash hand basin, cupboard housing gas combination boiler, fully tiled walls, radiator.

EXTERNAL

FRONT

Steps leading to decked area again enjoying the panoramic sea views.

REAR

Steps to terraced garden laid to 'Astroturf' and backing onto woodland.

DIRECTIONS

From our Swansea City showroom, proceed down Walter Road/Mansel Street. Turn left just before the Police Station onto Mount Pleasant Hill. Follow the road up onto Penygraig Road. The property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

