



Terrace Road, Mount Pleasant, Swansea, SA1 6HX

SET OVER FOUR FLOOR WITH SEA VIEWS. Traditional semi-detached property set in an elevated position enjoying excellent views over Swansea Bay. The accommodation is spread over four floors and comprises open plan Fitted kitchen/ dining room, utility room, spacious lounge and bathroom to the ground floor, There are two bedrooms to the first floor one with w/c with a further bedroom to the second floor. Lower ground floor comprises two bedrooms one with shower room and separate w/c. The basement would be easily converted back into a self contained apartment. Benefits include uPVC double glazing, gas central heating, front tired garden with decked area and hard standing to rear with lane access.

Asking Price £249,995

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ENTRANCE

Enter via uPVC glass panelled door into:

PORCH

UPVC double glazed window to front, wall mounted alarm system, tiled flooring, door into:

UTILITY ROOM

UPVC double glazed window to rear, storage cupboard, radiator, laminate flooring, uPVC double glazed glass panel door into:

OPEN PLAN KITCHEN/DINING ROOM 6.40m x 4.87m (21'0" x 16'0")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, chimney style extractor fan, integrated dishwasher, splash back tiles, alcoves, three radiators, part laminate flooring, two velux style windows to rear, uPVC double glazed window to rear, uPVC glass panel door to rear, stairs to first floor, and stairs to lower ground floor.

RECEPTION 1 4.94m x 4.86m (16'2" x 15'11")

UPVC double glazed bay window to front with sea views, coved ceiling, alcoves, wood burner with marble effect surround, radiator, laminate flooring.

BATHROOM

Three piece suite comprising panelled P shaped bath with shower over, low level w.c, pedestal wash hand basin, coved ceiling, tiled walls, wall mounted radiator, tiled flooring, uPVC double glazed window to rear, uPVC double glazed window to front.

FIRST FLOOR

LANDING

UPVC double glazed window to side, stairs to second floor.

BEDROOM 1 4.94m x 4.10m (16'2" x 13'5")

UPVC double glazed window to front with sea views, uPVC double glazed window to side, coved ceiling, alcoves, feature fireplace, radiator, laminate flooring.

BEDROOM 2 3.98m x 2.89m (13'1" x 9'6")

UPVC double glazed window to rear, picture rail, alcove, fitted wardrobes, radiator, laminate flooring, low level w.c, wall mounted wash hand basin.

SECOND FLOOR

BEDROOM 3 8.03m x 4.84m (26'4" x 15'11")

UPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed French door to front with Juliette balcony and sea views, radiator, storage cupboard, laminate flooring.

LOWER GROUND FLOOR

ENTRANCE

Enter via uPVC glass panel door into:

PORCH

Radiator, tiled flooring.

BEDROOM 4 4.71m x 4.67m (15'5" x 15'4")

UPVC double glazed bay window to front, coved ceiling, alcoves, radiator, laminate flooring.

BEDROOM 5 3.60m x 3.59m (11'10" x 11'9")

UPVC double glazed glass panel door to rear (leading to storage room), coved ceiling, radiator, storage cupboard, tiled flooring.

WET ROOM

Two shower heads, tiled walls and flooring, spot lights.

W.C

Two piece suite comprising low level w.c, wall mounted wash hand basin, tiled walls, wall mounted chrome radiator, tiled flooring.

EXTERNAL

FRONT

Steps leading to decked area with boarded with mature shrubs.

REAR

Off road parking.

DIRECTIONS

From our City Centre showroom proceed up Walter Road towards Uplands. Continue through the traffic lights and take the second turning right onto Glanmor Road and the third turning right onto Penlan Crescent. Continue along, passing the flats on the left hand side, follow the road down a lane and when the road widens the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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.