



## 70 Watkin Street, Mount Pleasant, Swansea, SA1 6YE

Mid terrace property comprising lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing. No onward chain. EPC-D.

**Asking Price £92,500**

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## **ENTRANCE**

Enter via UPVC double glazed front door into:

## **HALLWAY**

Stairs to first floor, radiator.

## **LOUNGE 3.35m x 3.28m (11'0" x 10'9")**

UPVC double glazed window to front, radiator, coved ceiling.

## **DINING ROOM 3.52m x 3.32m (11'7" x 10'11")**

UPVC double glazed window to rear, radiator, laminate floor, wooden fire surround, under stairs storage cupboard.

## **KITCHEN 3.37m x 2.34m (11'1" x 7'8")**

Fitted with a range of wall and base units with worktop over, stainless steel sink with single drainer and mixer taps, radiator, space for cooker, fridge freezer and washing machine, part tiled walls, UPVC double glazed window to side, uPVC double glazed external door to side.

## **FIRST FLOOR**

## **LANDING**

Loft access.

## **BEDROOM 1 4.40m x 3.28m (14'5" x 10'9")**

Two uPVC windows to front, coved ceiling, alcove shelving, radiator.

## **BEDROOM 2 3.34m x 2.77m (10'11" x 9'1")**

UPVC double glazed window to rear, radiator.

## **BATHROOM**

Three-piece suite comprising of panelled bath with shower over, low-level w.c, pedestal wash hand basin, wall mounted combination boiler, storage cupboard, radiator, splash back wall tiling, uPVC double glazed window to rear.

## **EXTERNAL**

## **FRONT**

Steps to forecourt garden.

## **REAR**

Steps to patio area.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

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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.