



109 Norfolk Street, Mount Pleasant, Swansea, SA1 6JE

CITY CENTRE LOCATION. Mid terrace property comprising: two reception rooms, fitted kitchen, shower room and storage area to the ground floor. There are three bedrooms and bathroom to the first floor. Benefits: majority uPVC double glazing, gas central heating, small rear garden and views over Mumbles head and Swansea Bay (from the first floor). The property is situated close to Swansea City Centre, local schools and shops. No chain. EPC-D.

Asking Price £119,995

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ENTRANCE

Enter via wooden door into:

HALLWAY

Storage cupboard, radiator, laminate flooring, stairs to first floor.

RECEPTION 1 7.92m x 3.21m (26'0" x 10'6")

UPVC double glazed window to front glass, panel wooden door to rear, coved ceiling, alcoves, two radiators, laminate flooring.

RECEPTION 2 3.57m x 3.07m (11'9" x 10'1")

Two storage cupboards, wall mounted gas fire, glass panel wooden door to side.

KITCHEN 4.38m x 3.27m (14'4" x 10'9")

Fitted with a range of wall and base units, with work surface over, set in stainless steel sink and drainer, built under electric oven with four ring gas hob, chimney style extractor fan over, plumbed for washing machine, splash back tiles, wall mounted boiler, radiator, tiled flooring, UPVC double glazed window to rear, UPVC glass panel door to side.

SHOWER ROOM

Three piece suite comprising shower cubicle, low-level w.c, pedestal wash and basin, tiled walls, chrome wall mounted radiator, tiled flooring, uPVC double glazed window to rear.

STORAGE AREA 2.95m x 1.53m (9'8" x 5'0")

UPVC double glazed window to rear, laminate flooring.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 4.32m x 3.33m (14'2" x 10'11")

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

BEDROOM 2 3.37m x 2.48m (11'1" x 8'2")

UPVC double glazed window to rear, alcoves, radiator, laminate flooring.

BATHROOM

Three piece suite comprising panelled bath with shower over, low-level w.c, pedestal wash hand basin, tiled walls, chrome wall mounted towel heater, tiled flooring, uPVC double glazed window to side.

BEDROOM 3 3.09m x 1.52m (10'2" x 5'0")

UPVC double glazed window to rear with views over Mumbles Head and Swansea Bay, radiator, laminate flooring.

EXTERNAL

FRONT

Forecourt.

REAR

Small garden.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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

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.