



**9 Terrace Road, Mount Pleasant, Swansea,
SA1 6HN**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 14TH AUGUST 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.

OFFERS IN EXCESS OF £58,000

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SUMMARY

Two bedroom mid terrace property in a very close proximity to the city centre. The spacious accommodation comprises: entrance hallway, double aspect living room, kitchen and utility room to the ground floor. With two bedrooms and family bathroom to the first floor. Externally to front, steps up to forecourt and front entrance, with steps up to a level decked area to the rear. Viewings highly recommended.

FRONT ENTRANCE HALLWAY

Entrance door, stairs to first floor landing, doors to:

LIVING ROOM 6.65 m x 3.88 m (21'10" mx 12'9" m)

UPVC double glazed bay window to front, UPVC double glazed double doors to rear, two radiators.

KITCHEN 3.73m x 3.17 m (12'3" x 10'5" m)

UPVC double glazed window to side, kitchen partially fitted with base units, door to:

UTILITY 3.00 m x 2.94 m (9'10" mx 9'8" m)

UPVC double glazed window to rear, entrance door to side.

FIRST FLOOR

LANDING

Radiator, door to storage cupboard, loft access, access to two bedrooms and family bathroom.

BEDROOM ONE 4.99 m x 3.02 m (16'4" mx 9'11" m)

Two uPVC double glazed windows to front, fitted storage.

BEDROOM TWO 3.54 m x 3.13 m (11'7" mx 10'3" m)

UPVC double glazed window to rear, radiator, fitted storage.

BATHROOM 3.24 m x 3.22 m (10'8" mx 10'7" m)

UPVC double glazed obscured window to rear, door to cupboard housing combi boiler, partially fitted shower cubicle, bath, WC, wash hand basin, radiator.

EXTERNAL

FRONT

Steps up to forecourt and front door.

REAR

Level concrete area with steps up to decking area.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

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.

