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6 HILL STREET, MOUNT PLEASANT, SWANSEA,  
ASKING PRICE £115,000





Offering to the market this beautifully presented mid terrace property located in the heart of mount pleasant community, this three bedroom home is close to local amenities with good links to the local train station and city centre. the ground floor briefly comprises open plan living/dining area with window both to the front and rear offering natural light all day, kitchen and bathroom, The first floor has two double bedrooms and a smaller box room. Externally to the rear is a beautifully presented enclosed patio garden and a wooden shed. This property comes to market with no onward chain providing and excellent opportunity for first time buyers to get on the property ladder as well as investors. Viewing highly recommended. EPC-D.

### ENTRANCE

UPVC glass panel door into:

### PORCH

Frosted glass window into living room, glass panel wooden door into:

### LIVING ROOM/DINING ROOM 6.94m x 4.13m (22'9" x 13'7")

UPVC double glazed window to front, uPVC double glazed window to rear, coved ceiling, two alcoves, fireplace surround with gas fire, two radiator, stairs to first floor, laminate flooring.

### KITCHEN 3.43m x 2.62m (11'3" x 8'7")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, chimney style extractor fan, plumbed for washing machine, coved ceiling, radiator, laminate floor, uPVC double glazed window to side.

### INNER PORCH

UPVC glass panel door to side, coved ceiling, wooden floor, door into:

### BATHROOM

Four piece suite comprising low-level WC, panelled bath with mixer tap, pedestal wash hand basin, walk-in shower, stainless steel towel rail, vanity unit, coved ceiling, tiled walls, vinyl flooring, spotlight, uPVC double glazed window to rear.

### FIRST FLOOR

### LANDING

Coved ceiling, loft access.

### BEDROOM 1 3.47m x 3.37m (11'5" x 11'1")

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

### BEDROOM 2 2.33m x 3.28m (7'8" x 10'9")

UPVC double glazed window to rear, coved ceiling, built-in storage cupboard housing wall mounted combination boiler, fitted wardrobes, storage cupboard, radiator.

### BEDROOM 3 2.38m x 1.91m (7'10" x 6'3")

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

### EXTERNAL

### REAR

Low maintenance patio garden laid with slabs, wooden shed.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

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