



## **53 Norfolk Street, Mount Pleasant, Swansea, SA1 6JE**

We are delighted to offer for sale this ideal first time buy/ investment purchase in Mount Pleasant, Swansea. Offering great scope and potential, this deceptively spacious home comprises of entrance porch, entrance hall, lounge, dining room, kitchen, W.C, bathroom and three bedrooms. Further benefits include gas combi central heating and UPVC double glazed windows and doors throughout. Externally the property offers a concrete forecourt and on street residents parking to front and an enclosed low maintenance garden to rear with additional rear access. Viewing is highly recommended to appreciate what this property has to offer. EPC - D.



**Offers In The Region Of £120,000**

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## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed entrance door, tiled flooring.

### ENTRANCE HALL

Radiator, stairs to first floor.

### LOUNGE 3.71m x 3.51m (12'2" x 11'6")

UPVC double glazed bay window to front, two radiators, coving to ceiling, decorative fireplace surround.

### DINING ROOM 3.25m x 2.79m (10'8" x 9'2")

UPVC double glazed window to rear, radiator, feature fireplace.

### KITCHEN 4.00m x 2.67m (13'1" x 8'9")

Fitted with a matching range of base units with work surface over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker, tiled flooring, coving to ceiling, wall mounted gas combination boiler, uPVC double glazed window to side.

### HALL

UPVC double glazed door to garden, tiled flooring.

### W.C

UPVC double glazed window to side, W.C, radiator.

### BATHROOM

Fitted with three piece coloured suite comprising bath, wash hand basin, separate shower enclosure, storage cupboard, radiator, tiled flooring, uPVC double glazed window to rear,

## FIRST FLOOR

### LANDING

Access to loft space.

### BEDROOM 1 5.09m x 3.30m (16'8" x 10'10")

Two uPVC double glazed windows to front.

### BEDROOM 2 3.63m x 3.01m (11'11" x 9'11")

UPVC double glazed window to rear.

### BEDROOM 3 4.06m x 3.05m (13'4" x 10'0")

UPVC double glazed window to rear.

### EXTERNAL

Externally the property offers a concrete forecourt and on street residents parking to front and an enclosed low maintenance garden to rear with additional rear access.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
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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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

