



25 Portia Terrace, Mount Pleasant, Swansea, SA1 6XW
Asking Price £120,000

We are delighted to offer for sale this ideal first time buy in Mount Pleasant. Offering beautiful views, this immaculately presented home comprises of entrance porch, entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms. The property further benefits from gas central heating and UPVC double glazed windows and doors. Externally the property offers a low maintenance garden to front, tiered garden to rear offering beautiful views and a rear access via Milton Terrace. Also considered an ideal family home, the property is conveniently located very close to Swansea City Centre and provides good transport links to local schools, Swansea University, the vibrant Uplands Quarter, Morfa Retail Park and Liberty Stadium. Viewing is highly recommended to appreciate what this property has to offer. EPC-D

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GROUND FLOOR

PORCH

UPVC double glazed entrance door, door to:

ENTRANCE HALLWAY 2.59m x 0.94m (8'6" x 3'1")

Radiator, stairs to first floor, door to:

LOUNGE 3.66m x 3.20m (12'0" x 10'6")

UPVC double glazed bow window to front, feature fireplace, two storage cupboards, radiator, open plan to:

DINING ROOM 4.78m (max) x 3.40m (15'8" (max) x 11'2")

Under stairs storage cupboard, radiator, uPVC double glazed door to garden, open plan to:

KITCHEN 3.45m x 2.23m (11'4" x 7'4")

Fitted with a matching range of base and eye level units with worktop space over with ceramic sink and single drainer, plumbing for washing machine, space for fridge/freezer and cooker, tiled flooring, wall mounted gas

combination boiler, uPVC double glazed window to side, storage cupboard, folding door to:

HALLWAY

UPVC double glazed door to garden, tiled flooring door to:

BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and WC, radiator, tiled flooring, uPVC double glazed window to side.

FIRST FLOOR

LANDING 3.78m x 1.76m (12'5" x 5'9")

Stairs to ground floor, access to loft space, doors off to:

BEDROOM 1 4.67m x 3.27m (15'4" x 10'9")

Two uPVC double glazed windows to front enjoying beautiful views over Swansea Bay and Mumbles, radiator, coving to ceiling.

BEDROOM 2 3.78m x 2.94m (12'5" x 9'8")

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

BEDROOM 3 3.94m x 2.43m (12'11" x 8'0")

UPVC double glazed window to side, radiator.

EXTERNALLY

Low maintenance garden to front, tiered garden to rear offering beautiful views and a rear access via Milton Terrace

TENURE: Freehold

COUNCIL TAX: C

EPC D

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

