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17/17A Oaklands Terrace, Mount Pleasant, Swansea, SA1 6JJ

Asking Price: £269,950

- An Impressive End Of Terrace Property With Two Self Contained Residential Apartments
- Immaculately Presented And Refurbished Throughout
- Elevated Position With Stunning Views
- Excellent Investment Opportunity Offering 2 Individual Rental Streams





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Ground Floor Apartment

Entered via double glazed side door to:-

Entrance Hallway

An L shaped hallway with Laminate flooring, under stairs storage area and doors to:-

Bedroom One

A good size light and airy master bedroom with a large double glazed bay window to front aspect with stunning open aspect views.

Open Plan Living Space/Kitchen

A superbly presented, light and airy open-plan living space, offering a modern and contemporary feel throughout. The room benefits from attractive oak-effect laminate flooring and double-glazed windows to the side aspect, creating a bright and welcoming environment.
The living area flows seamlessly into a stylish, fully fitted modern kitchen, finished with a range of matching high-gloss grey wall and base units, complemented by coordinating work surfaces providing ample preparation space.
A breakfast bar provides the perfect spot for informal dining and entertaining. Further features include a stainless-steel sink unit with hot and cold mixer taps, built-in fan-assisted electric oven and grill, four-ring ceramic hob, extractor fan and plumbing for an automatic washing machine. A double-glazed door provides convenient access to the side and rear of the property, completing this versatile and sociable living space.

Shower Room

A stylish and contemporary three-piece shower room, finished to a modern standard and comprising a corner walk-in glazed shower cubicle with mains-fed shower, complemented by a modern vanity wash hand basin with useful storage beneath and a low-level WC. The room is finished with attractive brick-effect wall tiling and eye-catching patterned ceramic floor tiles, creating a sleek and appealing finish. Further features include inset ceiling spotlights, an extractor fan and a double-glazed frosted window to the side aspect, providing natural light whilst maintaining privacy. A wall-mounted boiler provides domestic hot water and gas central heating.

Bedroom Two

With double glazed window to rear aspect.

First And Second Floor Maisonette

Entrance Hall

Entered via double glazed front door to:-

First Floor Half Landing

With staircase giving access to the second floor and doors to:-

Kitchen/Diner

A stylish and impressive fully fitted modern kitchen, beautifully appointed with an extensive range of matching high-gloss grey wall and base units, complemented by sleek chrome handles and ample drawer storage. Generous colour-coordinated work surfaces provide excellent preparation space, incorporating a stainless-steel sink unit with hot and cold mixer taps. The kitchen further benefits from an integrated fan-assisted electric oven and grill, four-ring ceramic hob, integral fridge and freezer, and plumbing for an automatic washing machine. Finished with attractive white brick-effect tiled walls, contemporary laminate flooring and inset ceiling spotlights, the room also offers space for a dining table and chairs, a double-glazed window to the side aspect and a door leading through to the separate utility room. A superbly appointed and practical kitchen, combining modern styling with excellent storage and functionality.

Utility Room

A practical and well-appointed utility room, providing plumbing for an automatic washing machine and tumble dryer, with useful worktop space above for laundry and additional storage. The room benefits from continued laminate flooring, a wall-mounted boiler providing domestic hot water and gas central heating, and a convenient connecting door leading through to the bathroom. An ideal addition to the home, offering valuable everyday practicality and convenience.

Rear Lobby

With double glazed windows to side and rear and further door to:-

Bathroom

A stylish and contemporary three-piece white bathroom suite, thoughtfully designed to create a fresh and modern feel. Comprising an L-shaped panelled bath with mains-fed chrome shower over and glazed shower screen, a modern vanity wash hand basin with useful storage cupboard beneath, and a low-level WC. Finished with attractive brick-effect fully tiled walls and eye-catching patterned ceramic floor tiles, adding a touch of character and style. Further benefits include an extractor fan and a double-glazed frosted window, providing natural light and privacy.







Full Landing

With Doors to:-

Lounge

Without doubt, the finest room in the house. A wonderfully spacious and light-filled room, enjoying a beautiful southerly aspect that floods the space with natural light throughout the day. Its stunning, uninterrupted views provide an exceptional backdrop, creating a truly special space in which to relax, unwind and take in the surroundings.

Second Floor Landing

With double glazed window to rear aspect and doors to:-

Bedroom Two

With double glazed window to rear aspect.

Bedroom Three

With double glazed window to front aspect with stunning open aspect views.

External

To the front of the property, steps lead up to an attractive paved patio seating area, providing the perfect spot to relax, entertain and take in the stunning panoramic views across the city and Swansea Bay. To the rear, there is an enclosed, tiered garden offering a degree of privacy and a lovely outdoor space to enjoy.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications).
Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.







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Approx Gross Internal Area
169 sq m / 1824 sq ft

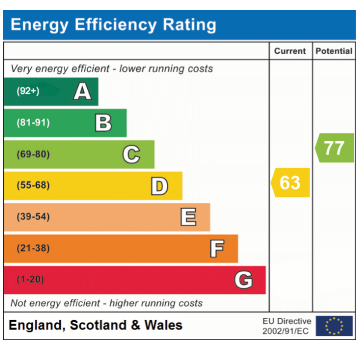


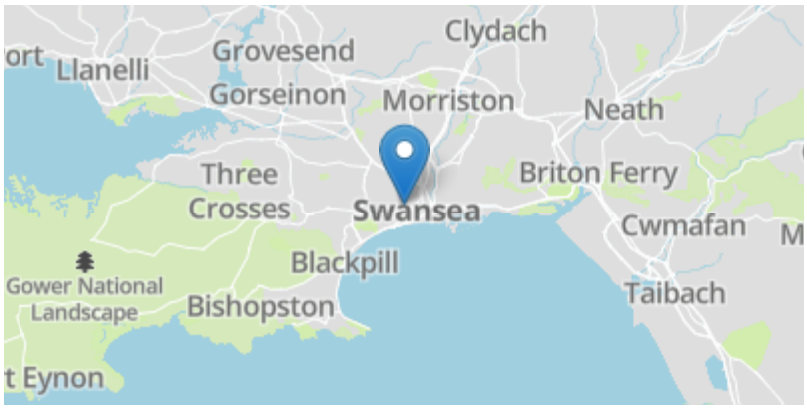
Ground Floor
Approx 69 sq m / 747 sq ft

First Floor
Approx 62 sq m / 667 sq ft

Second Floor
Approx 38 sq m / 410 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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