Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

# North Hill Road
# Swansea
# City And County of Swansea

Offers Over £69,995











- Well-presented two-bedroom end-of-terrace house
- Entrance porch leading to an open-plan lounge
- Modern fitted kitchen
- Two bedrooms, with bedroom one benefiting from sea views
- First-floor family bathroom
- Small courtyard-style rear garden
- On-street parking at street level
- Within walking distance of Swansea City Centre and Swansea Train Station
- Ideal first-time purchase or buy-to-let investment
- Offered for sale with no onward chain

**Ref: PRM12426**

Viewing Instructions: Strictly By Appointment Only

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## General Description

Well-presented two-bedroom end-terrace home in the popular Mount Pleasant area of Swansea. Featuring an open-plan lounge, modern kitchen, family bathroom and sea views from the main bedroom. Low-maintenance courtyard garden and on-street parking. Walking distance to Swansea City Centre and train station. No onward chain.

## Accommodation

## Ground Floor

### Inner Porch. (4' 7" x 2' 11") or (1.40m x 0.90m)

UPVC door to front.

### Lounge (16' 1" x 13' 1") or (4.90m x 4.00m)

Double glazed window to front, stairs leading up, under stairs storage, two radiators.

### Kitchen (8' 10" x 12' 10" Max) or (2.70m x 3.90m Max)

Range of wall and base units with tile splash back, integrated electric oven & electric hob, stainless steel sink, laminate flooring, double glazed windows to side, UPVC door to rear, radiator.

## First Floor

### Landing (8' 2" x 5' 3") or (2.50m x 1.60m)

### Bedroom 1 (14' 9" x 10' 6") or (4.50m x 3.20m)

Two UPVC windows front, radiator.

### Bedroom 2 (9' 10" x 7' 3") or (3.00m x 2.20m)

Double glazed window to rear, storage cupboard with wall mounted combi boiler, radiator.

### Bathroom (7' 3" x 5' 7") or (2.20m x 1.70m)

Panel bath with over head shower, wash hand basin with storage, low level W.C, vinyl floor, frosted double glazed window to side, radiator.

## External

Small court yard to rear, paved area to front.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

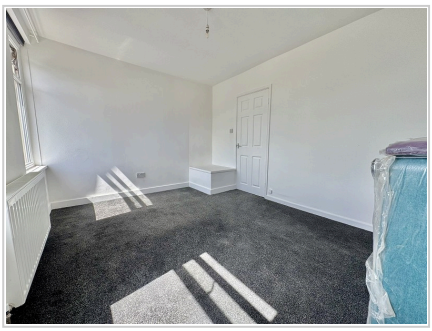








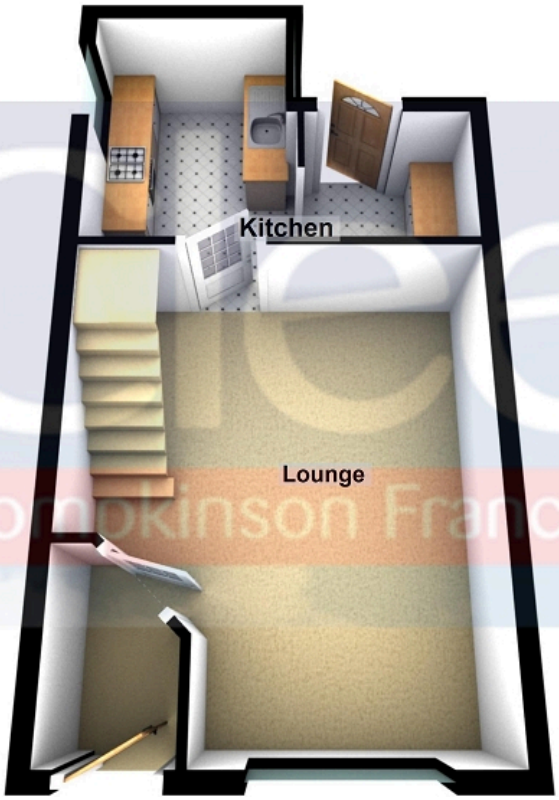




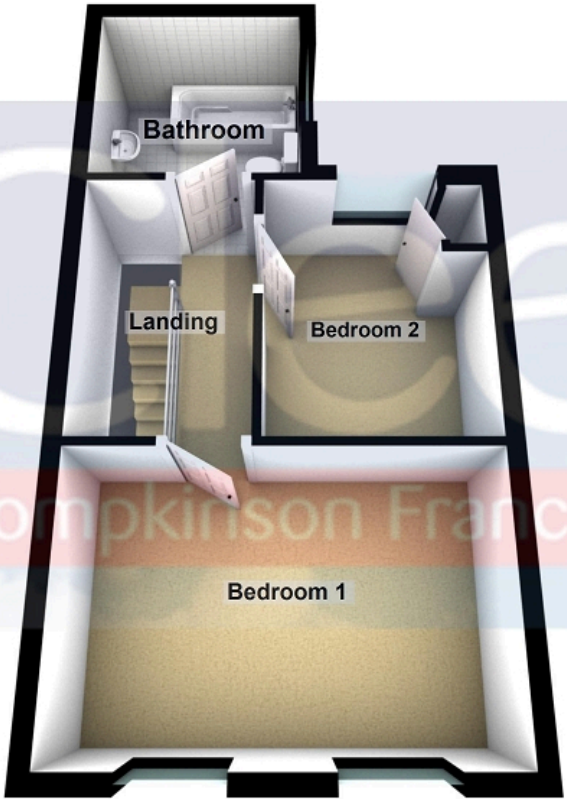




## Ground Floor




## First Floor




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