



1 Graig Villas, Picton Terrace, Mount Pleasant, Swansea, SA1 6XH

Asking Price: £215,000

- Six Bedroom HMO Property
- Integrated Garage
- Views of Mumbles Head and Swansea Bay
- Substantial Detached House
- Open Plan Kitchen / Diner
- City Centre Location



Ground Floor

Entrance Hall

Entered via double glazed door. Fitted carpet flooring, stairs to first floor and second double glazed door to side garden.

Kitchen / Dining Room

Open plan area with large bay window offering superb views of Swansea Bay and Mumbles Head.

Kitchen: 3.35m x 2.53m (11' 0" x 8' 4")

Vinyl flooring, a range of newly fitted kitchen units, twin basin stainless steel sink with drainer, plumbing for washing machine, fittings for both gas and electric cooker, wall mounted gas combi boiler and double glazed window to front.

Dining area: 4.46m x 3.01m (14' 8" x 9' 11")

Laminate flooring, radiator and double glazed bay window to front.

Bedroom One / Reception Room One

3.99m x 3.98m (13' 1" x 13' 1") Laminate flooring, radiator and double glazed window to side with views over Swansea and Mumbles Head.

Bedroom Two / Reception Room Two

4.17m x 2.76m (13' 8" x 9' 1") Laminate flooring, radiator, double glazed window to rear and access to;

Shower Room

Tiled flooring, corner shower units, WC, wash hand basin and partly tiled / part cladding walls.

Cloakroom

WC, wash hand basin and double glazed window to side.

First Floor

Bedroom Three

3.49m x 2.61m (11' 5" x 8' 7") Fitted carpet, radiator, double glazed window to front offering views of Swansea and the Bay.

Bedroom Four

4.65m x 3.38m (15' 3" x 11' 1") Fitted carpet, radiator, access to loft, double glazed bay window offering stunning views across Swansea bay to Mumbles head.

Bedroom Five

4.25m x 4.01m (13' 11" x 13' 2") Fitted carpet, radiator and two double glazed windows offering dual aspect sea views across Swansea.

Bedroom Six

3.04m x 2.45m (10' 0" x 8' 0") Fitted carpet, radiator and double glazed window to rear.

Bathroom

2.56m x 2.06m (8' 5" x 6' 9") Vinyl flooring, bath tub, WC, wash hand basin, enclosed shower cubicle and double glazed window to rear.

Additional Information

External

The property offers great outside areas offering superb views over Swansea with stone chipped area to the side and enclosed patio area to the front, ideal for summer evenings, again with views across Swansea. Integrated garage is found beneath the property and offers good storage space or off road parking facility.

Tenure

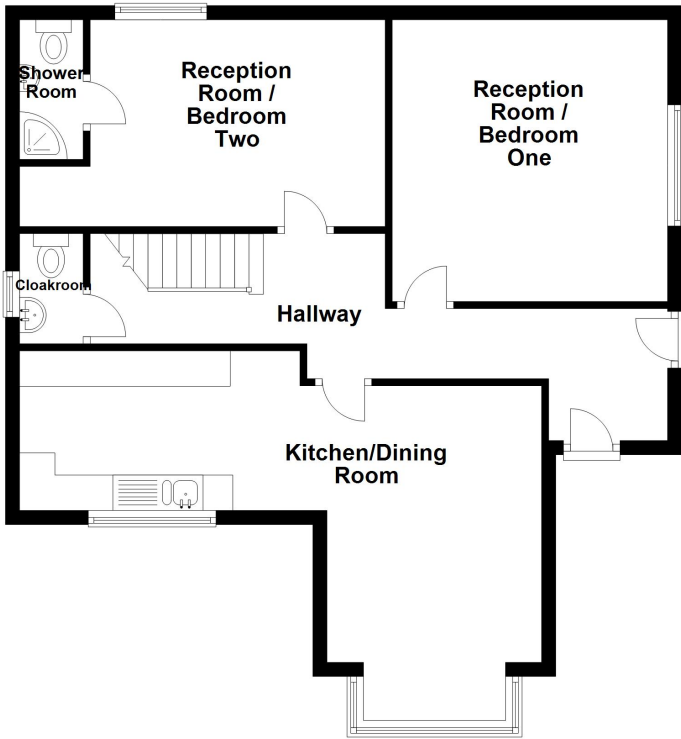
Freehold

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.



Ground Floor



First Floor

