



Harries Street, Swansea, West Glamorgan SA1 6HR

- Two Bedroom House
- Mid-Terrace
- Courtyard Garden with Bay Views
- Gas Central Heating





PROPERTY DESCRIPTION

Bay are pleased to offer for sale, this two bedroom traditional mid-terrace property located in Mount Pleasant and offering good access to Swansea City Centre. The property is set over two floors and briefly compromises an entrance hallway adjoining a dining room, separate, living room, kitchen, and bathroom. On the first floor are the two bedrooms. Externally the property offers an enclosed paved courtyard with views towards Swansea Bay. Ideal first time buy or investment purchase. EPC -D. Virtual tour available! Declared personal interest: Owned by Bay Estate Agents Ltd employee. Council tax: Band C. Tenant in-situ.



ROOM DESCRIPTIONS

Hallway

Hardwood effect laminate flooring. White UPVC surround double glazed entrance door with stained glass window above. Dado rail and coving to ceiling. Radiator. Power points. Ceiling light fitting. Adjoining dining room. Door leading to:-

Living Room

3.171m x 3.167m (10' 5" x 10' 5") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window to front. Radiator. Alcove shelving. Power points.

Dining Room Area

4.135m x 3.436m (13' 7" x 11' 3") [Measurements taken to furthest point of room to part include hallway] Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window to rear. Radiator. Alcove shelving and built-in storage cupboard. Alcove space for fridge/freezer. Staircase to firths floor with under stair storage cupboard. Power points.

Kitchen

Vinyl flooring. Ceiling light fitting. Wall and base units in grey, incorporating marble effect laminate work surface and grey resin sink and drainer unit. Integrated oven, 4-ring electric hob and overhead extractor hood. Plumbed for washing machine. White UPVC surround double glazed window to side and door to rear courtyard garden. Power points. Fully tiled walls. Door to:-

Bathroom

1.923m x 2.169m (6' 4" x 7' 1") [Measurements taken to furthest point of room]

Vinyl flooring. Ceiling light fitting. White three piece suite comprising bath with shower attachment, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail. White UPVC surround double glazed window with obscured glass pane. Heated towel rail. Fully tiled walls.

First Floor Landing

Ceiling light fitting. Hardwood effect laminate flooring. White UPVC surround double glazed window. Hatch access to attic.

Main Bedroom

4.132m x 3.122m (13' 7" x 10' 3") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White UPVC surround double glazed window. Power points. Radiator.

Bedroom

2.036m x 3.416m (6' 8" x 11' 2") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White UPVC surround double glazed window. Power points. Radiator. Alcove shelving.

External

Rear courtyard garden with shed and views towards Swansea Bay.

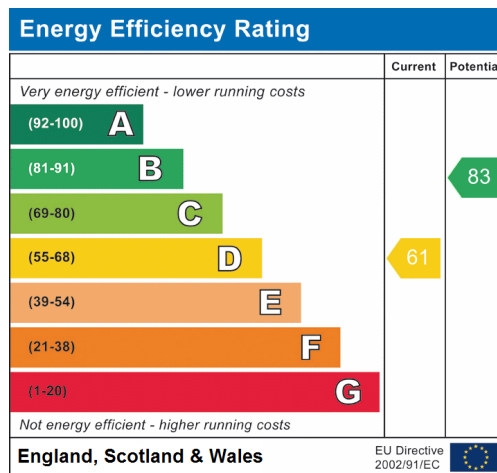
Tenure, Utilities & Declared Interest

Tenure: Freehold

Council Tax: Band C

Personal interest: Property owned by Bay Estate Agents Employee.





Bay Estates & Lettings Agents

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