



**Rhondda street, Mount pleasant, Swansea,
SA1 6ET**

Offers in the region of £150,000

- Popular And Conveniently Situated
- No Forward Chain



Entrance

Entered via double glazed front door to hallway with staircase giving access to the first floor and doors to:-

Bedroom One

4.249m x 4.107m (13' 11" x 13' 6")

With medium oak effect laminate flooring, textured ceiling with coving and double glazed bay window to front aspect.

Bedroom Two

4.193m x 3.409m (13' 9" x 11' 2")

With medium effect laminate flooring, textured ceiling and double glazed window to the rear.

Communal Lounge

3.712m x 3.398m (12' 2" x 11' 2")

With Beech effect laminate flooring, fitted gas fire within brick built fireplace and marble hearth, built in cupboard space, coving, large double glazed window to side and door to;

Kitchen

3.308m x 2.817m (10' 10" x 9' 3")

A fitted modern kitchen with matching base and wall units, roll top worksurface space and preparation area incorporating sink unit with hot and cold mixer taps over, wall mounted boiler (supplying domestic hot water and gas central heating, built in fan assisted electric cooker, 4 ring hob and stainless steel extractor canopy over, part tiled walls, plumbing for automatic washing machine, double glazed window to rear and double glazed door to the side.

First Floor Landing

Split half landing with attic hatch and doors to:-

Bedroom Three

5.304m x 4.635m (17' 5" x 15' 2")

Textured ceiling with coving and double glazed bay window to front aspect.

Bedroom Four

3.396m x 3.424m (11' 2" x 11' 3")

With 2 built in cupboards and double glazed window to the rear.

Bedroom Five

3.212m x 3.072m (10' 6" x 10' 1")

With double glazed window to the rear.

Shower Room

2.368m x 1.396m (7' 9" x 4' 7")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin, and double glazed frosted window to side aspect.

External

To the rear of the property is a small enclosed tiered garden.

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.



FRESH

We deliver on Service ...

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC 			

