



55 Norfolk Street, Mount Pleasant, Swansea, SA1 6JE

Asking Price: £174,950

- Extended Three Bedroom Mid Terrace Property
- Ground Floor Bathroom
- No Forward Chain
- Ideal First Time Purchase Or Family Home
- Freehold Title
- Popular And Convenient Residential Area
- Extremely Well Presented Throughout
- Sea Views
- A Must See Property



Entrance

Entered via double glazed front door giving access to small porch with coving and opening to:-

Hallway

With dado rail, heronbone wood flooring, staircase giving access to the first floor and doors to:-

Lounge

With feature custom built entertainment wall incorporating space for wall mounted tv and sound bar, coal effect electric fire within wooden mantle and matching hearth, heronbone wood flooring, built in cupboard space to recess, inset spot lighting, coving, double glazed window to front aspect and opening to:-

Dining Room

With continued heronbone wood flooring and double glazed window to rear aspect.

Inner Hallway

With continued heronbone wood flooring, understairs store cupboard space and glass panel door to:-

Kitchen

A fully fitted kitchen with a range of matching base and wall units in high gloss white with chrome handles, colour coordinated roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and glass back panel, ceramic tile flooring, part tiled walls, wall mounted boiler (supplying domestic hot water and gas central heating), space for fridge freezer, plumbing for automatic washing machine, coving, double glazed window to side aspect and opening to:-

Rear Lobby

With ceramic tile flooring, double glazed door giving access to side and rear and further door to:-

Family Bathroom

A three piece suite in white comprising panel bath with electric shower over and glazed side screen, wash hand basin, low level W.C, fully tiled walls, ceramic tile flooring, heated towel rail, inset spot lighting and double glazed frosted window to the rear.

First Floor Landing

With doors to:-

Bedroom One

A good size double bedroom with inset spot lighting, coving and two double glazed windows to front aspect.

Bedroom Two

With attic hatch and double glazed window to rear aspect giving sea and Mumbles Head views.

Bedroom Three

With fitted wardrobes, textured ceiling with coving and double glazed window to rear aspect giving Swansea Bay and Mumbles Head sea views.

External

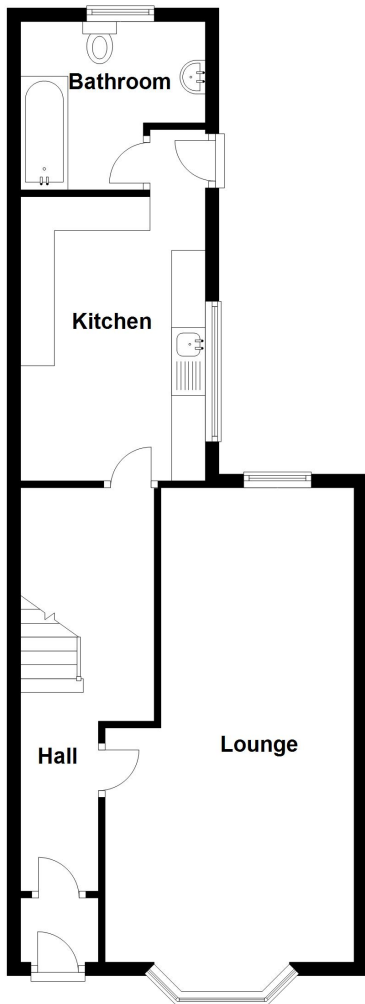
To the rear of the property is a secure and enclosed low maintenance rear garden with wall boundaries and artificial grass.

Disclaimer

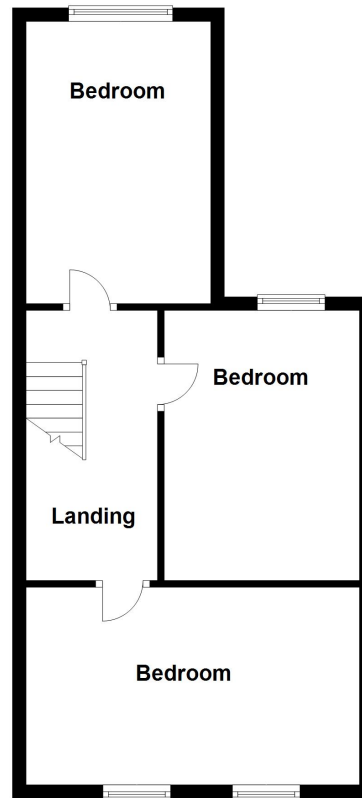
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 adviser.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	86
England, Scotland & Wales		EU Directive 2002/91/EC	

