



## Rosehill Terrace, guide price £130,000

- council tax band D
- Mid Terrace
- Three Bedrooms
- Loft Space
- Auction 30th July.
- EPC Rating: Awaited



4 1 3



## About the property

\*SOLD VIA TRADITIONAL AUCTION ON 30TH JULY 2024\*

Offered for sale with no chain this generously-sized mid-terraced property located in Mount Pleasant, Swansea. Conveniently located for Swansea City Centre, Swansea Marina, University of Wales Trinity Saint David and Swansea University. The accommodation is set over three floors, the ground floor comprises; entrance porch, entrance hall, lounge, living room, kitchen, dining area, bathroom and w/c. The first floor comprises; landing, 3 good sized bedroom and w/c. The second floor comprises; landing and two additional rooms which have the potential to be converted into 2 bedroom subject to planning permission. Externally the property has a patio area to the rear with a tiered lawned area. Additionally, views of Swansea Bay can be seen from the first and second floor. Overall the property would benefit from modernisation throughout. The property would make an ideal HMO property and viewing is highly recommended.

## Accommodation

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge

15' 2" Max x 12' 8" Max ( 4.62m Max x 3.86m Max )

#### Living Room

12' 4" x 10' 2" Max ( 3.76m x 3.10m Max )

#### Dining Area

11' 7" x 9' 6" Max ( 3.53m x 2.90m Max )

#### Kitchen

9' 8" x 9' 7" ( 2.95m x 2.92m )



## Bathroom

W/C

## First Floor

### Landing

### Bedroom One

16' 3" Max x 12' 5" ( 4.95m Max x 3.78m )

### Bedroom Two

12' 5" x 10' 4" Max ( 3.78m x 3.15m Max )

### Bedroom Three

12' 5" Max x 9' 6" ( 3.78m Max x 2.90m )

W/C

## Second Floor

### Landing

### Loft Room 1

13' 6" Max x 16' 3" Max ( 4.11m Max x 4.95m Max )

### Loft Space 2

11' 8" Max x 15' 1" Max ( 3.56m Max x 4.60m Max )

## Floorplan



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