

## 45 Delhi Street, St. Thomas, Swansea, SA1 8BW

**£150,000**

A newly refurbished three bedroom terrace property, located in the popular area of St Thomas, is offered for sale with no onward chain. Conveniently situated near local schools, shops and amenities, it also benefits from good transport links to Swansea City Centre, Swansea University Bay Campus and the M4 Motorway via Fabian Way. The ground floor features a hall, lounge/dining room, kitchen, bathroom, and WC, while the first floor offers three bedrooms. Externally, the rear of the property includes a courtyard leading to a low-maintenance decking area, ideal for outdoor relaxation and entertaining.

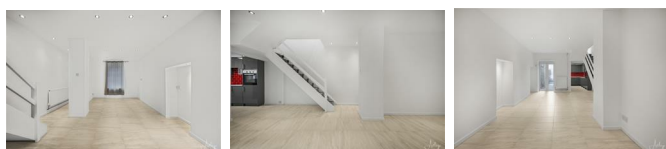
## The Accommodation Comprises

### Ground Floor

#### Hall

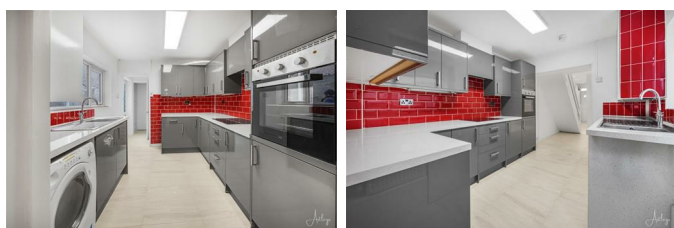
Entered via door to front, tiled flooring, radiator.

#### Lounge/Dining Room 21'10" x 13'11" (6.65m x 4.24m)



This room features a modern design with a large double-glazed window at the front, providing ample natural light. Staircase leading to the first floor, double doors at the rear open directly onto a garden, seamlessly connecting indoor and outdoor living. The room is finished with laminate flooring and a radiator.

#### Kitchen 10'4" x 8'7" (3.15m x 2.62m)



This kitchen is well equipped with a coordinated range of wall and base units, providing ample storage and worktop space. It features a 1+1/2 bowl stainless steel sink with plumbing for a washing machine and designated spaces for a fridge/freezer. A built-in oven and electric hob are included for convenient cooking. A double glazed window to the side allows natural light to flood the room, while tiled flooring and a radiator ensure both style and comfort.

#### WC

Fitted one piece suite comprising of a WC, tiled walls and floor.

### Bathroom



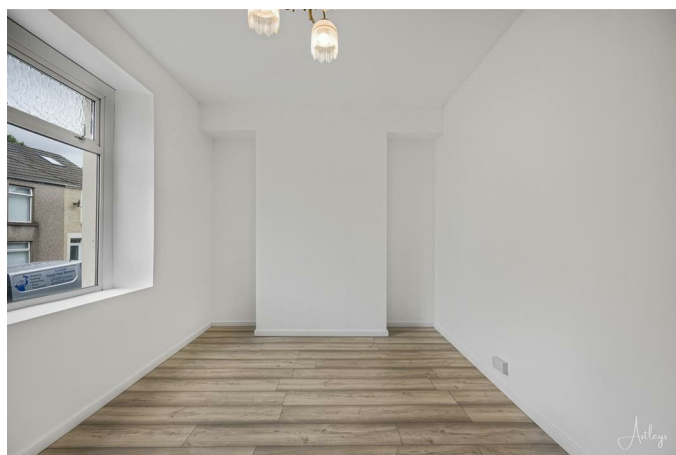
This bathroom is fitted with a four piece suite, including a bath with a shower attachment, a shower cubicle, a wash hand basin and a WC. A double-glazed window at the rear allows for natural light while maintaining privacy. The room is enhanced by tiled walls and flooring and a heated towel rail.

### First Floor

#### Landing

Fitted carpet.

#### Bedroom 1 9'10" x 13'11" (3.00m x 4.24m)



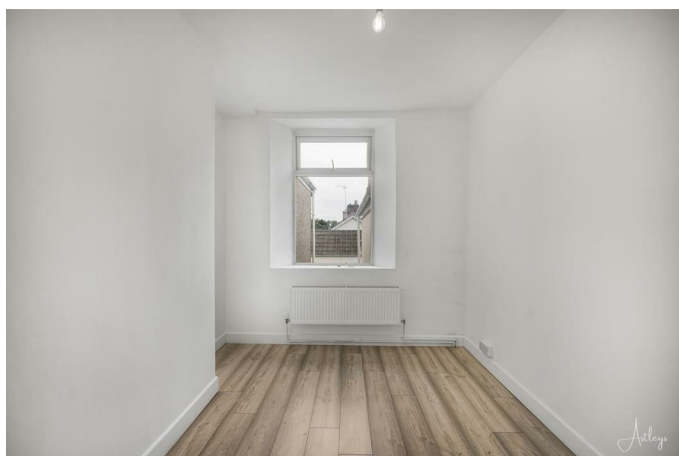
Double glazed window to front, fitted carpet, radiator.

### Bedroom 2 11'0" x 8'4" (3.36m x 2.53m)



Double glazed window to rear, laminate flooring, radiator.

### Bedroom 3 10'4" x 8'7" (3.15m x 2.62m)



Double glazed window to rear, laminate flooring, radiator.

### External



At the rear of the property, there is a courtyard that leads to a decking area, perfect for outdoor relaxation

and entertaining. This combination of courtyard and decking offers a versatile and low-maintenance outdoor space.

### Aerial Images



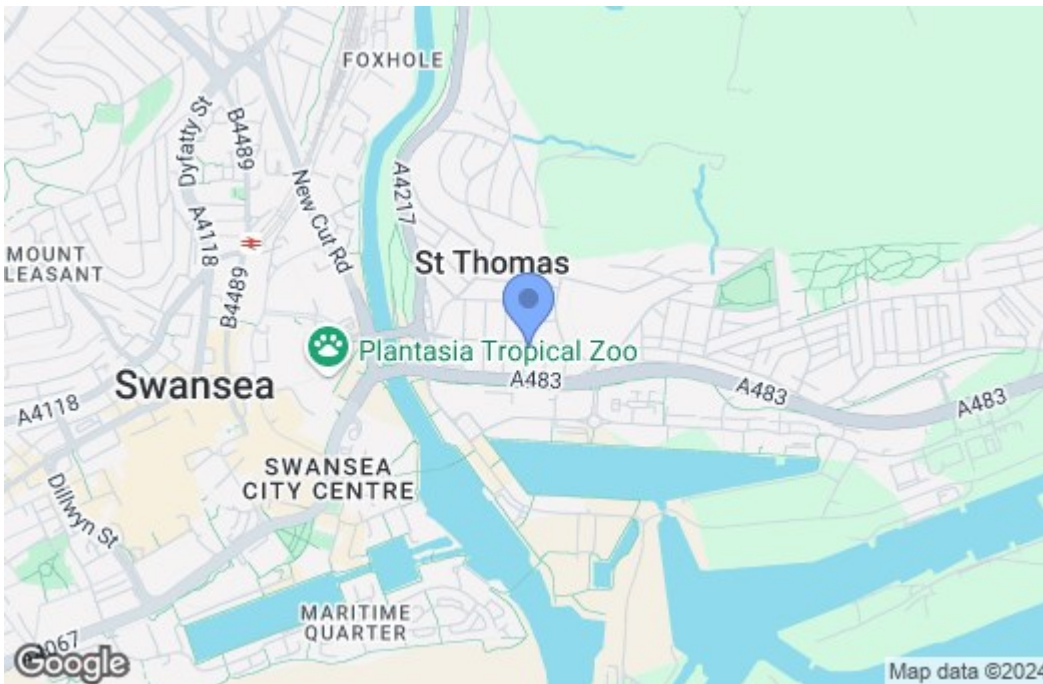
### Agents Note

Tenure - Freehold  
Council Tax Band - B  
Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water/Water Meter.  
Mobile coverage - EE Vodafone Three O2  
Broadband - Basic 15 Mbps Superfast 104 Mbps  
Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT Sky Virgin

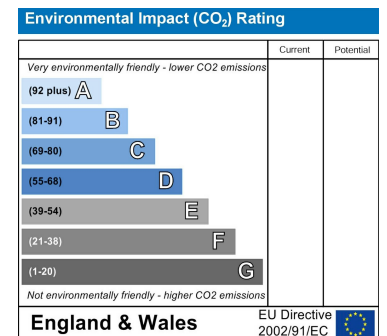
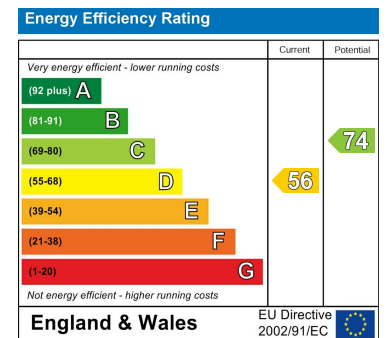
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.