



11 Portia Terrace, Mount Pleasant, Swansea, SA1 6XW

£130,000

Conveniently located near Swansea City Centre and the University, this home is perfect for those seeking a vibrant city lifestyle. With excellent transport links at your doorstep, exploring all that Swansea has to offer is a breeze. This terrace home Boasting 2 reception rooms, 2 cosy bedrooms and a first floor bathroom. Just a stone's throw away lies the lively Uplands area, where you can indulge in a variety of bars, restaurants and cafes, adding a touch of excitement to your everyday routine. Don't miss out on the opportunity to make this no-chain terrace home your own and experience the best of Swansea living right at your fingertips.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, wooden flooring, staircase to first floor, radiator.

Lounge 10'4" x 12'4" (3.14m x 3.76m)



Double glazed bay window to front, open fireplace set in surround, laminate flooring, radiator.

Dining Room 11'3" x 12'4" (3.42m x 3.76m)



Window to rear, under-stairs storage cupboard, wall mounted gas fire housing the back boiler, radiator.

Kitchen 11'1" x 8'0" (3.38m x 2.43m)



Fitted with a range of wall and base units with

worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and electric cooker, window to side, radiator, double glazed door to side which leads to the garden.

First Floor

Landing

Bedroom 1 10'11" x 15'7" (3.33m x 4.76m)



Two double glazed windows to front, radiator.

Bedroom 2 10'11" x 9'11" (3.32m x 3.03m)

Window to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, windows to side and rear, airing cupboard with hot water tank, radiator.

External



To the front of the property is a small forecourt.

There is a rear garden.

Aerial Images



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 175 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

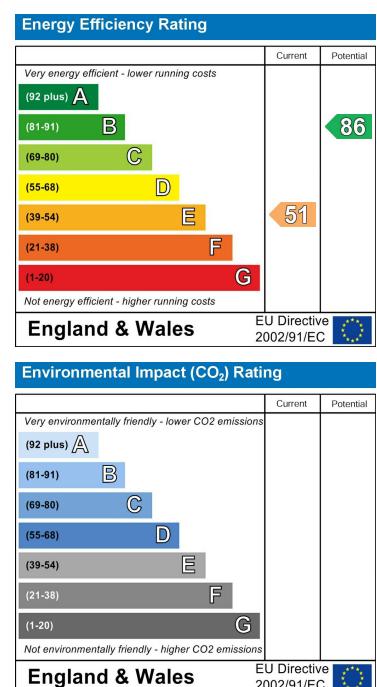
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.