



## 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 homes 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



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## 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

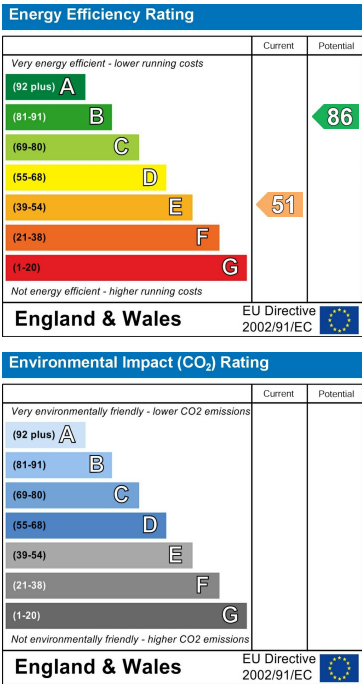
Floor Plan



Area Map



Energy Efficiency Graph



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