



7 Harries Street, Mount Pleasant, Swansea, SA1 6HR

£125,000

In the vibrant area of Mount Pleasant, Swansea, this terraced house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With no chain involved, the property is ready for you to make it your own. Upon entering, you are welcomed by the entrance porch that leads into a spacious lounge/dining room and adjacent to this area is the kitchen. The first floor boasts two comfortable bedrooms, along with shower room. There is also an attic room from the landing, offering additional space that can be utilised as a study, playroom, or extra storage. The rear garden has a terraced layout with a lawned area. Positioned in a convenient and sought-after location, the home benefits from excellent transport links to Swansea City Centre, as well as easy access to bus and train services. Swansea University and local amenities are within close proximity, making this an attractive option for professionals, students, and families.

This property presents a fantastic opportunity to create a comfortable home or a rewarding investment in one of Swansea's most vibrant areas.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, laminate flooring, door leading into the lounge/dining room.

Lounge/Dining Room 21'1" x 15'9" (6.43m x 4.81m)



The spacious lounge/dining room enjoys double-glazed windows to both the front and rear, allowing plenty of natural light to fill the space. An electric fire set within an attractive surround creates a cosy focal point, two radiators. The room also features a staircase leading to the first floor and a doorway giving access to the kitchen, making it a practical and welcoming living area ideal for relaxing or entertaining.



Kitchen 9'10" x 7'5" (3.00m x 2.27m)



The kitchen is fitted with a range of wall and base units offering storage, complemented by worktop space and a 1½ bowl stainless steel sink with tiled splashbacks. There is space for a fridge/freezer, washing machine, and cooker. providing flexibility for appliances. The room benefits from tiled flooring, ceiling spotlights, a double-glazed window to the side, and a double-glazed door giving access to the exterior.



First Floor

Landing

Radiator, steps to the attic room.

Bedroom 1 9'4" x 15'9" (2.85m x 4.81m)



Double glazed window to front, radiator.

Bedroom 2 11'9" x 10'4" (3.58m x 3.15m)



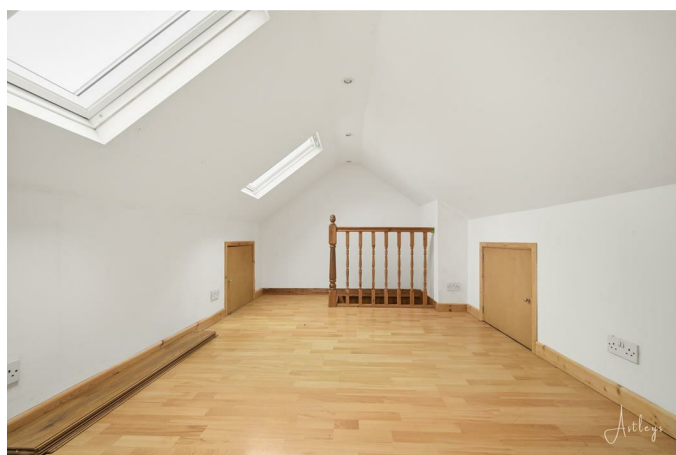
Double glazed window to rear, radiator.

Shower Room



Three piece suite comprising double shower cubicle, wash hand basin and WC. Cupboard housing the boiler, heated towel rail, double glazed window to side.

Attic Room



Two skylights window and eaves storage.

External



The rear of the property features a terraced garden, with steps leading up to a lawned area.

Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

Main Water/ Meter?

Parking - On street parking

Mobile coverage - EE Vodafone Three O2

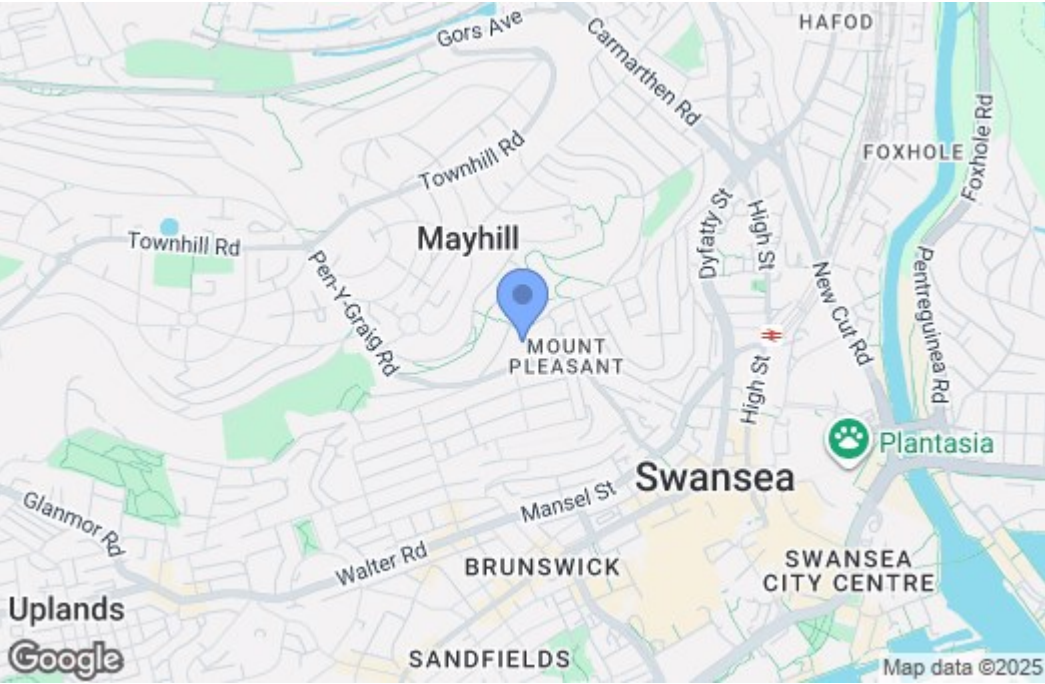
Broadband - Basic 14 Mbps Superfast 42 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

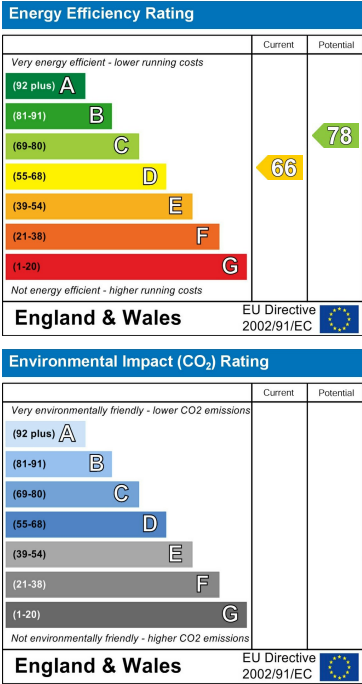
Floor Plan



Area Map



Energy Efficiency Graph



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