

26 Sebastopol Street, St. Thomas

£150,000

ASTLEYS
SALES AND LETTINGS



26 Sebastopol Street

St. Thomas, Swansea

We are pleased to present this three bedroom terraced home, ideally positioned in the sought after area of St Thomas. Perfectly placed for convenient access to Swansea City Centre and the vibrant SA1 Waterfront, the property also benefits from a range of local shops, well regarded schools and excellent transport links, making it well suited to both families and professionals. Offered to the market with no onward chain, the accommodation is arranged over three floors. The ground floor comprises a porch, hallway, living room and a kitchen leading through to a dining room. To the first floor are two bedrooms along with a shower room, separate bathroom and WC, while the second floor provides a further bedroom offering additional flexibility. Externally, the property features a small courtyard to the front, completing this appealing home in a well connected and popular residential setting.







The Accommodation Comprises

Ground Floor

Porch
Dimensions: 1.04m x 1.34m (3'5" x 4'5"). Entered via front door, tiled flooring.

Hall
Dimensions: 5.74m x 1.34m (18'10" x 4'5"). Staircase rising to the first floor, featuring tiled flooring and a wall-mounted radiator.

Living Room
Dimensions: 6.88m x 2.88m (22'7" x 9'5"). A double glazed bay window to the front and a double glazed window to the rear, fitted carpet, radiator.

Kitchen
Dimensions: 3.97m x 2.40m (13'0" x 7'10"). Fitted with a matching range of wall and base units with worktop space over, incorporating a 1+1/2 bowl sink, space for fridge/freezer and plumbing for a washing machine, tiled flooring, double glazed window to the side.

Dining Room
Dimensions: 4.15m x 2.40m (13'7" x 7'10"). Sliding doors to rear garden, tiled flooring, radiator.

First Floor

Landing
Dimensions: 3.62m x 1.34m (11'11" x 4'5"). Fitted carpet.

Bedroom 1
Dimensions: 3.16m x 4.32m (10'4" x 14'2"). Front-facing room featuring a double glazed window, fitted carpet, radiator.

Walk-in Wardrobe
Fitted carpet.

Shower Room
Dimensions: 2.17m x 2.88m (7'1" x 9'5"). Fitted three piece suite comprising shower cubicle, wash hand basin, and WC. Vinyl flooring, radiator, double glazed window to the rear.

Inner Hallway

Bedroom 2
Dimensions: 4.04m x 2.40m (13'3" x 7'10"). Double glazed







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Fitted carpet.

Shower Room
Dimensions: 2.17m x 2.88m (7'1" x 9'5"). Fitted three piece suite comprising shower cubicle, wash hand basin, and WC. Vinyl flooring, radiator, double glazed window to the rear.

Inner Hallway

Bedroom 2
Dimensions: 4.04m x 2.40m (13'3" x 7'10"). Double glazed window to side, fitted carpet, radiator.

WC
WC, fitted carpet, frosted double glazed window to side.

Bathroom
Dimensions: 3.42m x 2.40m (11'3" x 7'10"). Fitted with a three piece suite comprising a corner bath, shower cubicle, wash hand basin and WC. Fitted carpet, radiator, frosted double glazed window to the rear.

Landing
Dimensions: 1.67m x 1.84m (5'6" x 6'0"). Fitted carpet.

Bedroom 3
Dimensions: 5.95m x 4.32m (19'6" x 14'2"). Double glazed windows to front and rear, storage cupboard, fitted carpet flooring, radiator.

External
To the front the is a small courtyard.







Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Tenure Freehold

Council Tax Band - B

Parking - On street

Services - Mains electric. Mains sewerage. Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 15 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps Satellite / Fibre TV Availability - BT Sky Virgin



Astleys Swansea

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