



16 Miers Street, St. Thomas, Swansea, SA1 8BZ

£165,000

An excellent opportunity for first-time buyers and investors alike, this two bedroom mid terrace property is ideally situated in the popular and convenient area of St. Thomas, Swansea. Offering spacious accommodation throughout, off-road parking, and no onward chain, this home presents fantastic potential for those looking to put their own stamp on a property. Upon entering, you are welcomed via an entrance porch leading into a generous lounge and dining area. The kitchen is situated to the rear of the property and offers ample scope for modernisation and improvement. The ground floor also benefits from a convenient wet room. To the first floor are two well-proportioned double bedrooms. Externally, the property enjoys the added advantage of rear off-road parking, a valuable feature in this sought-after location. The property is ideally located within easy reach of Swansea City Centre, the SA1 Waterfront, local schools, shops, and excellent transport links, making it perfectly positioned for commuters and those seeking convenient everyday living. Offered to the market with no onward chain, this property provides an exciting opportunity to create a wonderful home or investment in a highly convenient location.

The Accommodation Comprises

Ground Floor

Porch

Entered via front door, door into lounge/dining room.

Lounge/Dining Room 21'2" x 11'5" (6.44m x 3.47m)



Double glazed window to front and rear, staircase to first floor, radiator, door into the kitchen.



Kitchen 13'0" x 6'7" (3.96m x 2.00m)



Fitted with wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge, fridge/freezer, washing machine and cooker with gas point. Wall mounted boiler, double glazed window to side.

Rear Porch

Door to side leading to the rear and door into the wet room.

Wet Room



Shower area, wash hand basin and WC. Two radiators, frosted double glazed window to rear.

First Floor

Landing

Bedroom 1 9'11" x 11'7" (3.03m x 3.52m)



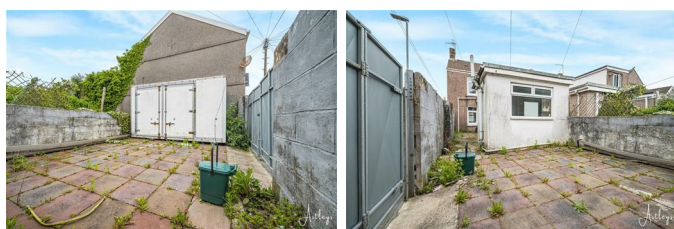
Double glazed window to front, storage cupboards, radiator.

Bedroom 2 10'10" x 10'7" (3.31m x 3.23m)



Double glazed window to rear, access to loft, radiator.

External



The rear has a paved patio area and off road parking.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

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

Parking - Rear Parking

Mobile coverage - EE Vodafone Three O2

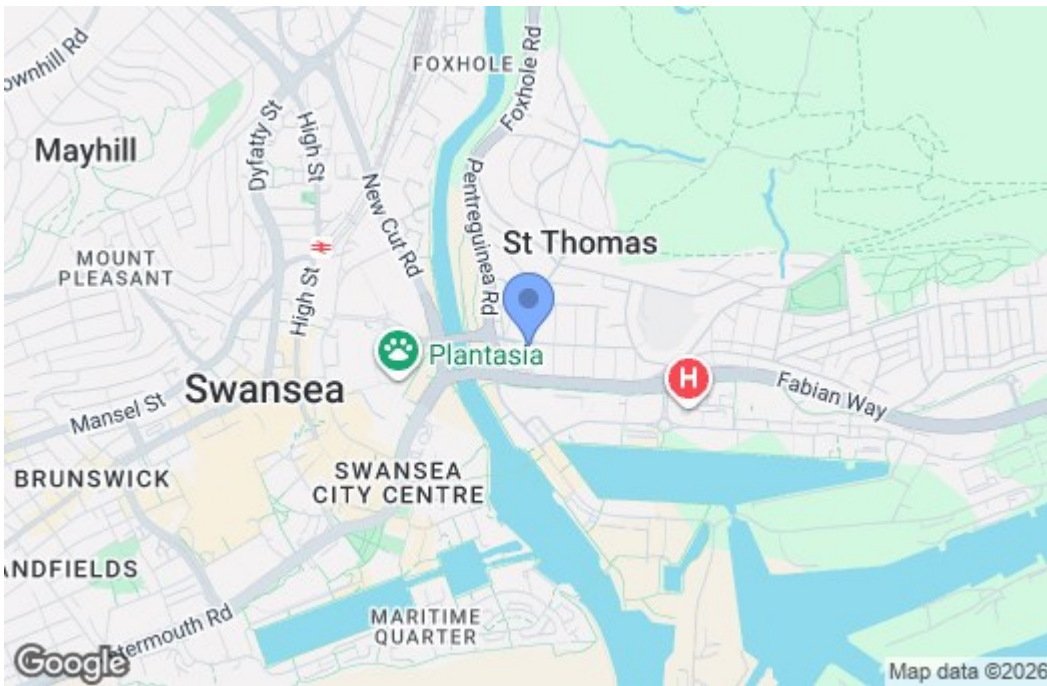
Broadband - Basic 16 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

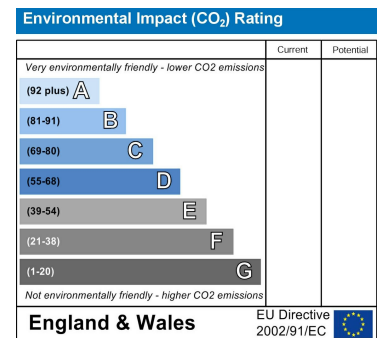
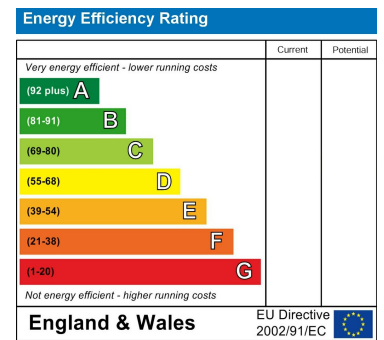
Floor Plan



Area Map



Energy Efficiency Graph



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