



25 Rosehill Terrace, Swansea, SA1 6JN

£190,000

Set over three floors, this well-proportioned three bedroom mid-terrace home offers generous living space making it an ideal first-time purchase or family home. The ground floor accommodation comprises an entrance porch leading into the hallway, a comfortable lounge to the front, and a separate dining room featuring a charming multi-fuel burner. To the rear, there is a fitted kitchen with a door leading to the garden. On the first floor, you will find two spacious double bedrooms. The second floor hosts a further double bedroom and a study along with the family bathroom, creating a versatile layout suitable for growing families, guests, or home working. Situated in the popular location in Swansea, the property benefits from convenient access to Swansea city centre, local shops, schools, and public transport links. The location is also within easy reach of the seafront, Swansea Bay, and the vibrant Uplands area with its range of cafés, bars, and restaurants. A fantastic opportunity to acquire a spacious home in a well-established and convenient location.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front with tiled flooring and door leading into the hallway.

Hall

Staircase to first floor, radiator.

Lounge 12'0" x 11'11" (3.66m x 3.64m)



Double glazed bay window to front, radiator, doorway leading into the dining room.



Dining Room 12'8" x 9'11" (3.87m x 3.03m)



Double glazed window to rear, multi fuel burner set in surround.

Kitchen 14'4" x 7'2" (4.38m x 2.19m)



Fitted with a wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, tiled flooring, double glazed window to side, double glazed door to side leading to the rear garden.

First Floor

Landing

Double glazed window to rear, staircase to second floor, radiator.

Bedroom 1 12'2" x 15'2" (3.70m x 4.63m)



Double glazed bay window to front, radiator.

Bedroom 2 12'8" x 10'0" (3.87m x 3.06m)



Double glazed window to rear, cupboard housing the boiler, radiator.

Second Floor

Landing

Double glazed window to rear.

Office 6'6" x 9'11" (1.99m x 3.03m)

Bedroom 3 12'3" x 14'0" (3.74m x 4.26m)



Double glazed window to front enjoying views over the bay.

Bathroom



Three suite with comprising, bath with shower over, wash hand basin and WC. Heated electric towel rail, double glazed window to rear.

External



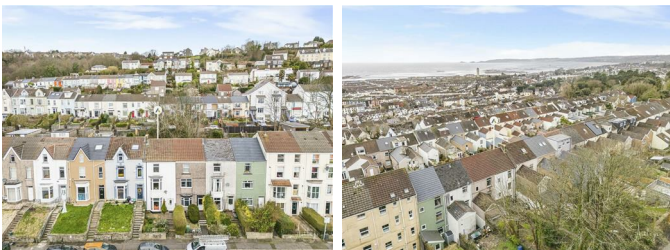
Externally, the property benefits from a forecourt garden to the front.

To the rear, steps lead up to the garden which offers lawned areas and rear access, providing useful additional entry and outdoor space.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - Permit Parking

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 13 Mbps Superfast 105 Mbps
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

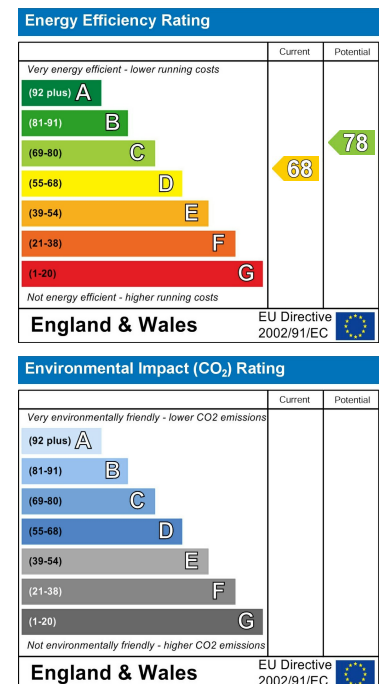
Floor Plan



Area Map



Energy Efficiency Graph



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