



## 37 Watkin Street, Mount Pleasant, Swansea, SA1 6YD

Offers Over £130,000

Situated in Mount Pleasant, Swansea, this terraced house presents an excellent opportunity for both investors and first-time buyers. Spanning 743 square feet, the property boasts a well-thought-out layout that includes two reception rooms, alongside a functional kitchen and a convenient rear hall that leads to a private garden. The ground floor also features a bathroom, ensuring practicality for everyday living. Venturing upstairs, you will discover three bedrooms. This home is brimming with potential, allowing you to infuse your own style and create a space that truly reflects your personality. The location is particularly appealing, with a wealth of local amenities, and parks all within easy reach. The vibrant city centre of Swansea is also just a short distance away, making this property an ideal choice for families and professionals seeking a balance of tranquillity and urban convenience. In summary, this terraced house on Watkin Street is a wonderful opportunity to invest in a home that combines charm, space, and the potential for personalisation. Don't miss your chance to view this property and make it your own.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front.

#### Hallway

Radiator, understairs cupboard.

#### Lounge 10'7" x 12'4" (3.23m x 3.77m)



Double glazed window to front, open fire in surround, radiator.

#### Dining Room 11'3" x 6'7" (3.43m x 2.00m)



Double glazed window to rear, open fireplace, radiator, staircase leading to first floor,

#### Kitchen 7'2" x 6'3" (2.19m x 1.90m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge, washing machine and cooker, radiator, wall mounted boiler, double glazed window to side.

#### Hall

Double glazed door leading to rear garden.

#### Bathroom



Fitted with three piece suite comprising a bath with shower over, wash hand basin and WC. Half tiled walls, frosted double glazed window to rear and side, radiator.

### First Floor

#### Landing

**Bedroom 1 11'2" x 13'0" (3.40m x 3.96m)**



Double glazed window to rear, feature fireplace, radiator.

**Bedroom 2 10'6" x 6'7" (3.21m x 2.00m)**



Double glazed window to front, feature fireplace, radiator.

**Bedroom 3 7'7" x 6'4" (2.32m x 1.93m)**



Double glazed window to front, radiator.

#### External



Garden in need of cultivating, Breath taking views looking out all over Swansea and Kilvey hill.

#### Aerial Images



#### Agents note

Tenure - Freehold  
Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.

Mains Water/Water Meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 247 Mbps,

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky

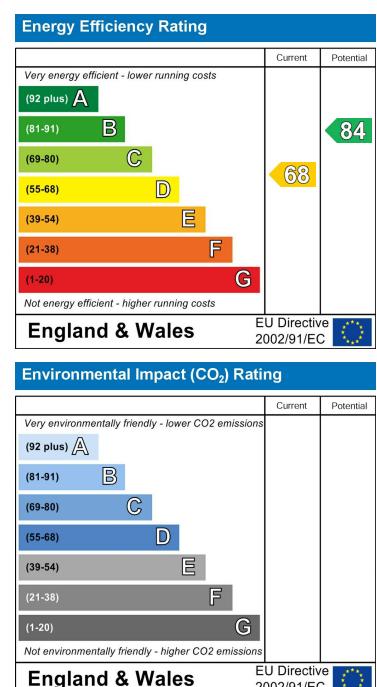
## Floor Plan



## Area Map



## Energy Efficiency Graph



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