



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)

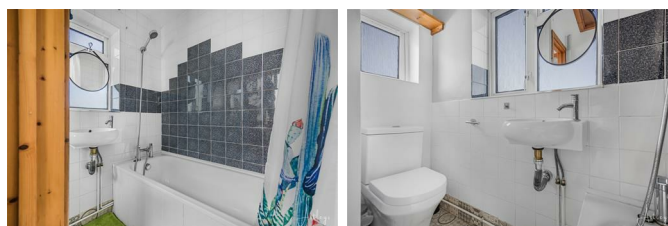


Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge, washing machine and cooker, radiator, wall mounted boiler, double glazed window to side.

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)



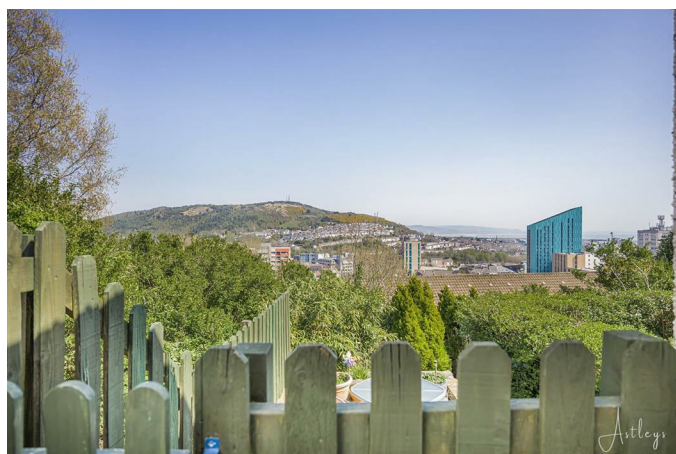
Double glazed window to front, feature fireplace, radiator.

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



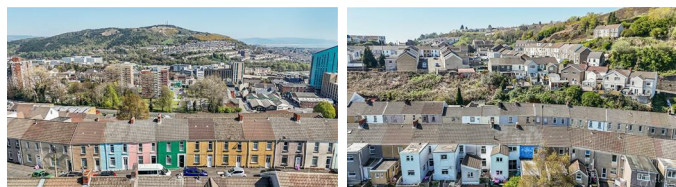
Double glazed window to front, radiator.

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

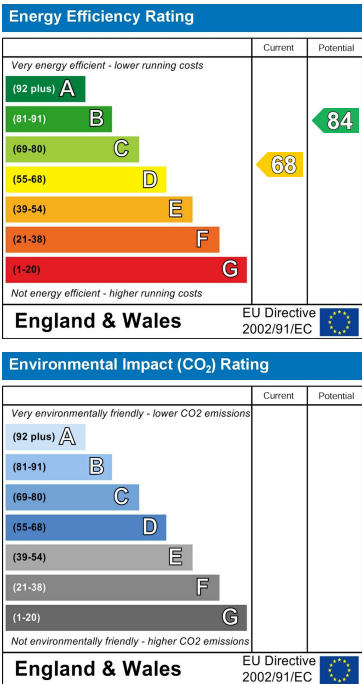
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.