



6 Duke Street, Swansea, SA1 4HS

Offers In Excess Of £140,000

Situated in the heart of Swansea City Centre, this mid-terraced property offers an excellent opportunity for buyers looking to put their own stamp on a home in a highly convenient location. Ideally positioned within easy reach of Swansea's shops, restaurants, the Marina, Swansea Bay and excellent transport links, the property is well placed for city living. The accommodation briefly comprises an entrance hallway leading to the lounge, dining room, kitchen and lean-to. To the first floor are two bathrooms and a separate WC, with a staircase from the landing leading to the third bedroom. The property would benefit from updating and modernisation, offering purchasers the chance to personalise the accommodation to suit their own tastes and requirements. With its sought-after location and potential, this is an ideal opportunity for homeowners and investors alike.

The Accommodation Comprises

Ground Floor

Hall 18'3" x 2'9" (5.55m x 0.85m)

Entrance door to front, staircase to first floor, radiator.

Lounge/Dining Room 22'8" x 11'1" (6.90m x 3.37m)



Double glazed window to front and rear, radiator.

Kitchen 12'0" x 7'0" (3.66m x 2.13m)



Fitted with a range of base and wall and base units with worktop space over, stainless steel sink unit, space for fridge, freezer, dishwasher and cooker, radiator, double glazed window to rear, door to side.

Lean-to

Double glazed window and door to rear.

First Floor

Landing 18'8" x 7'7" (5.69m x 2.30m)

Staircase to the Attic Room.

Bedroom 2 10'9" x 9'11" (3.28m x 3.03m)

Double glazed window to front, radiator.

Bedroom 3 11'7" x 9'11" (3.52m x 3.03m)

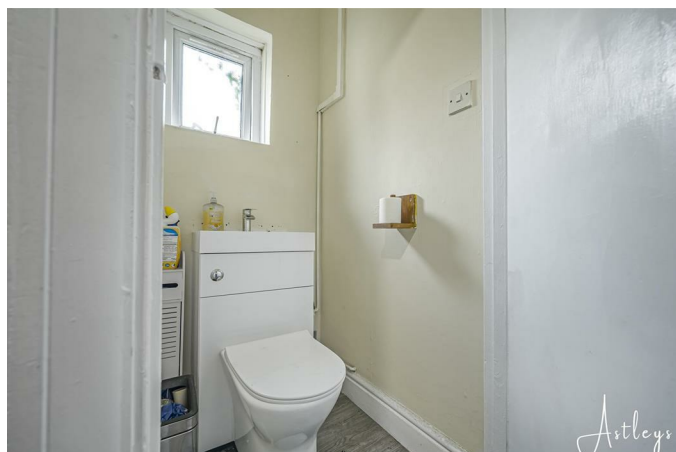
Double glazed window to rear, radiator.

Bathroom 6'0" x 6'11" (1.83m x 2.12m)



Two piece suite with comprising, bath with shower over and wash hand basin, heated towel rail, wall mounted boiler, frosted double glazed window to rear.

WC 2'11" x 4'0" (0.88m x 1.23m)



WC. Double glazed window to side.

Bedroom 1 9'9" x 14'7" (2.98m x 4.44m)

Two skylights windows to rear.

External

Rear courtyard.

Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - C

Parking - Permit Parking

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 15 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

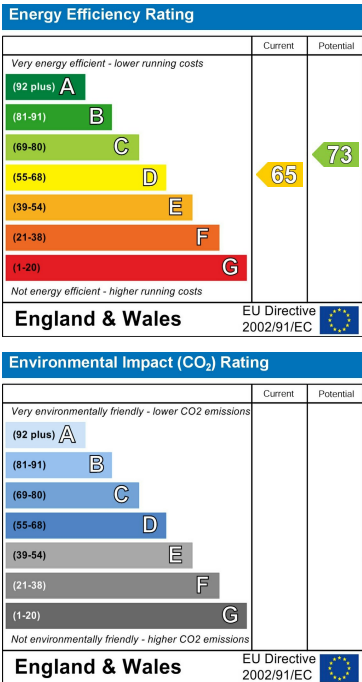
Floor Plan



Area Map



Energy Efficiency Graph



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