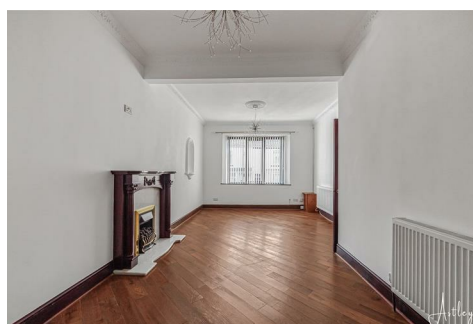




118 Norfolk Street Swansea, SA1 6JB

£160,000

We are pleased to bring to market this three bedroom terraced home, offered with no onward chain and set within the ever popular Mount Pleasant area. Perfectly positioned for access to Swansea city centre, the Bay Campus and a wide range of local amenities, the property also benefits from convenient links to Swansea train station and the M4 corridor, making it an ideal choice for both homeowners and investors.

The accommodation is arranged over two floors and offers a natural flow throughout. To the ground floor, an entrance porch leads into a hallway, living and dining area. A kitchen with breakfast space sits to the rear, along with a useful utility area, inner porch and WC. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property enjoys a stepped approach to a small courtyard at the front. To the rear, an enclosed courtyard provides a private outdoor setting, with steps rising to an artificial lawn designed for ease of maintenance and year round use.

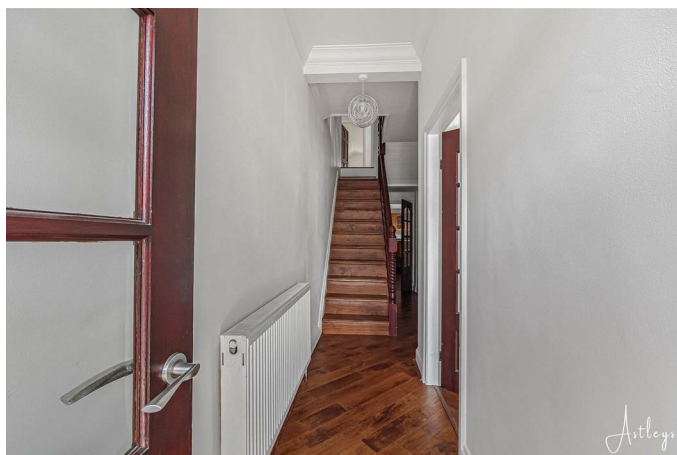
The Accommodation Comprises

Ground Floor

Porch 3'9" x 3'4" (1.14m x 1.01m)

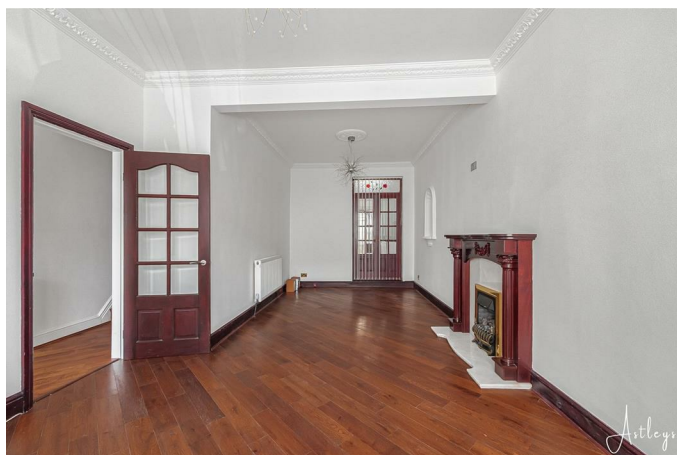
Entered via front door, tiled flooring.

Hall 19'7" x 5'9" (5.97m x 1.76m)



A staircase leads to the first floor, complemented by wooden flooring and a radiator.

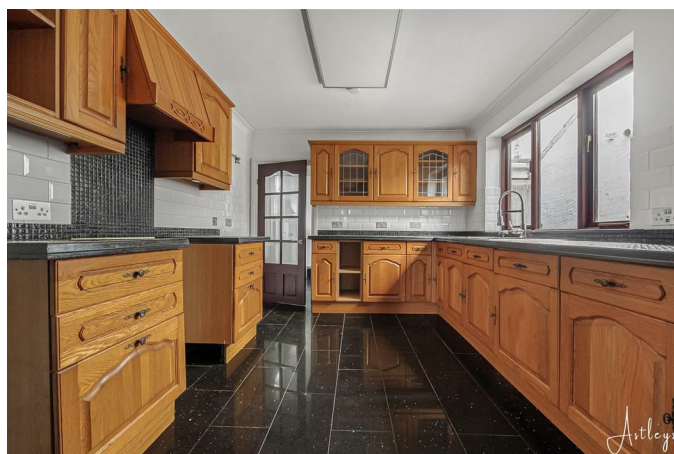
Lounge/Dining Room 23'8" x 11'8" (7.21m x 3.56m)



The space featuring a double glazed window to the front, fireplace with surround, complemented by wooden flooring and two radiators.



Kitchen/Breakfast Room 21'4" x 10'6" (6.49m x 3.19m)



A functional kitchen fitted with a coordinated range of base and wall units, complemented by a 1+1/2 bowl stainless steel sink. There is space for a fridge/freezer and cooker, while two side-facing windows, tiled flooring.



Utility Area 13'1" x 4'5" (4.00m x 1.34m)



Double doors leading to rear garden, tiled flooring.

Inner Porch 2'7" x 4'8" (0.78m x 1.42m)

Plumbing for washing machine, radiator.

WC 3'0" x 4'8" (0.92m x 1.42m)



Fitted two piece suite comprising, wash hand basin and WC, tiled flooring, frosted double glazed window to side.

First Floor

Landing

Bedroom 1 11'7" x 15'4" (3.54m x 4.67m)



This room benefits from a front-facing double glazed window and mirrored fitted wardrobes, wooden flooring and a radiator.

Bedroom 2 12'3" x 9'3" (3.73m x 2.81m)



Double glazed window to rear, wooden flooring, radiator.

Bedroom 3 13'7" x 8'11" (4.14m x 2.73m)



Patio doors leading to the rear garden, cupboard housing the boiler, wooden flooring, radiator.

Bathroom 9'3" x 6'2" (2.83m x 1.88m)



The bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. Fully tiled walls and flooring, heated towel rail and a single glazed window to the side.

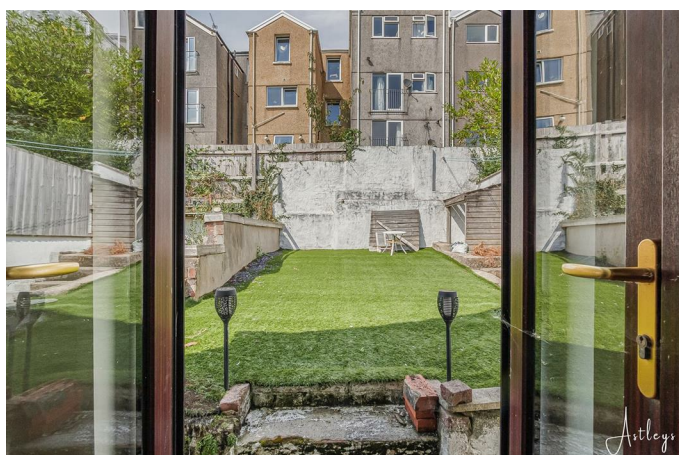


Attic



Skylight, storage in eaves.

External



To the front, there are steps leading to a small courtyard area.

To the rear, the property benefits from a further enclosed courtyard with steps rising to an artificial lawn, providing a low-maintenance outdoor space.



Ariel Views



Agents Notes

Freehold
Council Band - C
Parking- On street parking
Services - Mains electric. Mains sewerage. Mains Gas.

Mains Water.

Mobile Coverage - Vodafone Three o2 EE

Broadband -Basic 13 Mbps Superfast 31 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

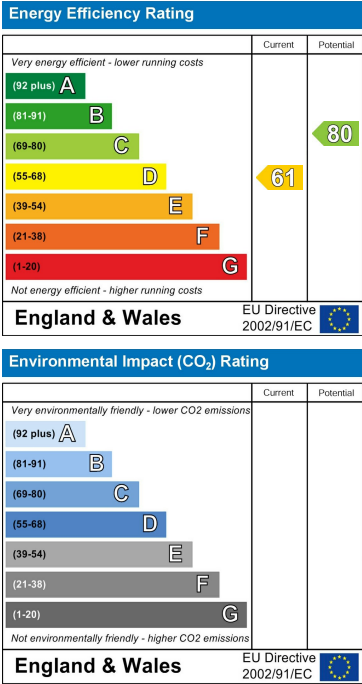
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.