



## Terrace Road, SWANSEA

**offers over £135,000**

- 2 Bedroom End-Terrace Home
- No Onward Chain
- Lounge/Dining Room
- Well Maintained Tier Garden
- EPC Rating: Awaiting



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## About the property

Situated on the popular Terrace Road in Swansea, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or investors seeking a home with immediate comfort and future potential.

The ground floor comprises a spacious lounge/dining room, providing a versatile living space ideal for both relaxing and entertaining. To the rear, the property benefits from a fitted kitchen and a ground floor bathroom.

Upstairs, the first floor hosts two well-proportioned bedrooms, both offering ample natural light and

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge/Dining Room

19' 11" x 13' 4" ( 6.07m x 4.06m )

### Kitchen

### Bathroom

### Bedroom 1

15' 1" x 9' 10" ( 4.60m x 3.00m )

### Bedroom 2

10' 11" x 9' 8" ( 3.33m x 2.95m )