



## Terrace Road, Swansea, SA1 6HU

Asking Price: £120,000

- Three Storey Mid Terrace Property
- Fantastic Investment Opportunity
- No Forward Chain
- Potential To Develop Further Subject To All Planning Consents
- Popular And Convenient Residential Area
- Mumbles And Sea Views To The Rear
- Two Self Contained Apartments Each With Two Bedrooms
- For Sale By On Line Auction



**Ground And Lower Ground Floor Apartment****Entrance**

Entered via double glazed front door to communal hallway with doors to:-

**Lounge**

3.898m x 3.732m (12' 9" x 12' 3")

With textured ceiling and double glazed window to front aspect.

**Dining Room/Bedroom**

Suitable to use as dining or sitting room or could also be used as an extra bedroom. Textured ceiling and double glazed window to rear with open views over Swansea Bay.

**Kitchen**

Fitted with a range of base and wall units with work surface space and preparation area incorporating single drainer sink unit, wall mounted boiler (supplying domestic hot water and gas central heating) gas cooker point, plumbing for automatic washing machine and double glazed window to the rear with sea views.

**Inner Hallway**

With staircase giving access to the lower ground floor, double glazed door giving access to the rear and doors to:-

**Lower Ground Floor**

Accessed from inner hallway, staircase to:-

**Bedroom One**

3.184m x 2.928m (10' 5" x 9' 7")

With textured ceiling and double glazed window to the rear with sea views.

**Bedroom Two**

2.850m x 2.802m (9' 4" x 9' 2")

With double glazed window to the rear giving sea views.

**Bathroom**

2.160m x 1.920m (7' 1" x 6' 4")

A three piece suite comprising panel bath with electric shower over, wash hand basin, low level W.C, part tiled walls and double glazed frosted window to the side.

**First Floor Apartment**

Entered via front door to communal hallway, staircase giving access to first floor landing.

**Landing**

With doors to:-

**Lounge**

3.348m x 3.187m (11' 0" x 10' 5")

French doors opening onto balcony giving fantastic Mumbles and sea views.

**Bedroom One**

3.952m x 3.299m (13' 0" x 10' 10")

With textured ceiling and double glazed window to the rear sea views.

**Bedroom Two**

4.048m x 1.849m (13' 3" x 6' 1")

With double glazed window to front aspect.

**Bathroom**

2.465m x 2.265m (8' 1" x 7' 5") A three piece suite comprising panel bath with shower attachment over, low level W.C, wash hand basin and part tiled walls.

**External**

To the rear of the property is a small enclosed garden with fenced boundaries.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



**FRESH**

We deliver on Service ...

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	56	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

