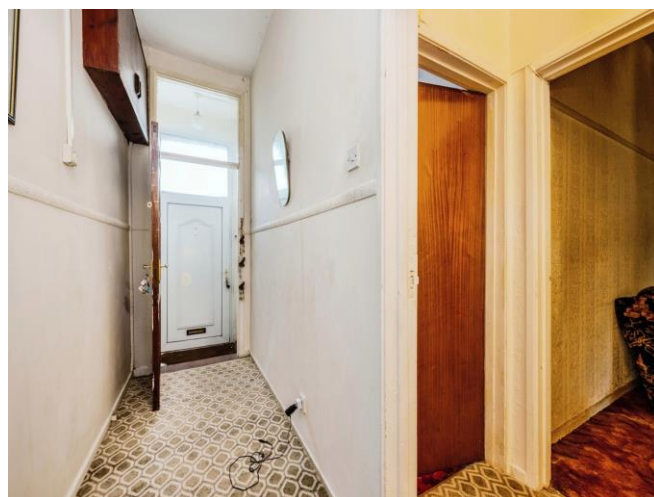




## Woodlands Terrace, £260,000

- Council Tax Band E
- 4 Bedrooms
- Ideal Family Or Investment Opportunity
- Walking Distance To Amenities
- 3 Reception Rooms
- EPC Rating: Awaited



 4  1  3





## About the property

A 4 bedroom mid terraced house offered for sale. An ideal family home situated within walking distance to Swansea City centre, local shops, schools, Swansea University and public transport links. The spacious accommodation is set over 3 floors and briefly comprises; entrance porch, entrance hall, 3 reception rooms and kitchen to the ground floor. To the first floor there are 2 bedrooms and a bathroom and to the 2nd floor a further 2 bedrooms. To the outside there is a front and rear garden. This ideal family home or investment opportunity has heaps of potential and boasts some beautiful coastal views. Please call Peter Alan Swansea to arrange a viewing or request a viewing 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge

14' 5" max x 14' 3" max ( 4.39m max x 4.34m max )

#### Sitting Room

13' 3" max x 11' 1" max ( 4.04m max x 3.38m max )

#### Dining Room

15' 6" max x 11' max ( 4.72m max x 3.35m max )





**Kitchen**

15' x 11' 2" ( 4.57m x 3.40m )

**First Floor**

**Landing**

**Bedroom 2**

18' 9" max x 11' 8" max ( 5.71m max x 3.56m max )

**Bedroom 3**

13' 11" max x 11' 3" max ( 4.24m max x 3.43m max )

**Outside**

**Front Garden**

**Rear Garden**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

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