



## Wallace Road, offers in the region of £115,000

- Council Tax - Band A
- Views of Swansea
- Close to City Centre
- Semi Detached
- Two Bedrooms
- EPC Rating: E



 2  1  1



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## About the property

This two bedroom home located in the popular residential area of St Thomas, Swansea which is within close proximity to the city centre. Its location also provides convenient access to Swansea Bay University, SA1 Development and the M4 Motorway. The accommodation is set over two floors and briefly comprises; Entrance porch, living room and a kitchen/diner. On the first floor are the two bedrooms and bathroom. Externally the property offers a front and rear garden, with steps up to the property at the front. This property further benefits from spectacular views of Swansea, and Swansea Bay. This would make an ideal first time purchase or investment property.

## Accommodation

### Ground Floor

#### Kitchen

9' Max x 15' 3" ( 2.74m Max x 4.65m )

#### Lounge

11' 9" Max x 13' 9" Max ( 3.58m Max x 4.19m Max )

### First Floor

#### Bedroom One



13' 1" Max x 10' 7" ( 3.99m Max x 3.23m )

**Bedroom Two**

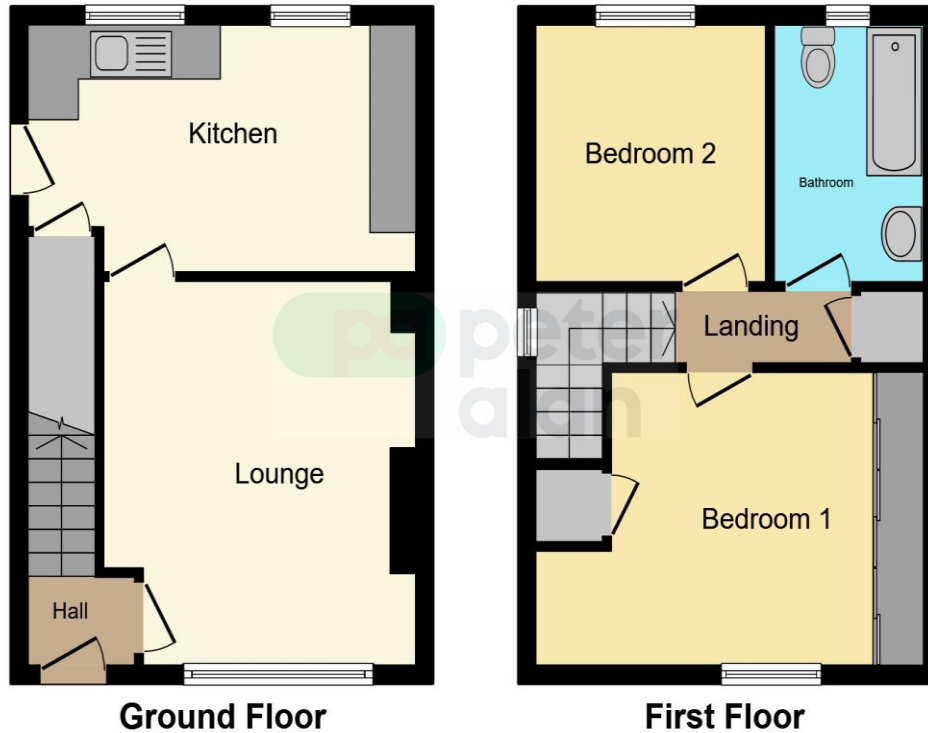
9' x 9' 1" ( 2.74m x 2.77m )

**Bathroom**

**Rear Garden**



## Floorplan



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