

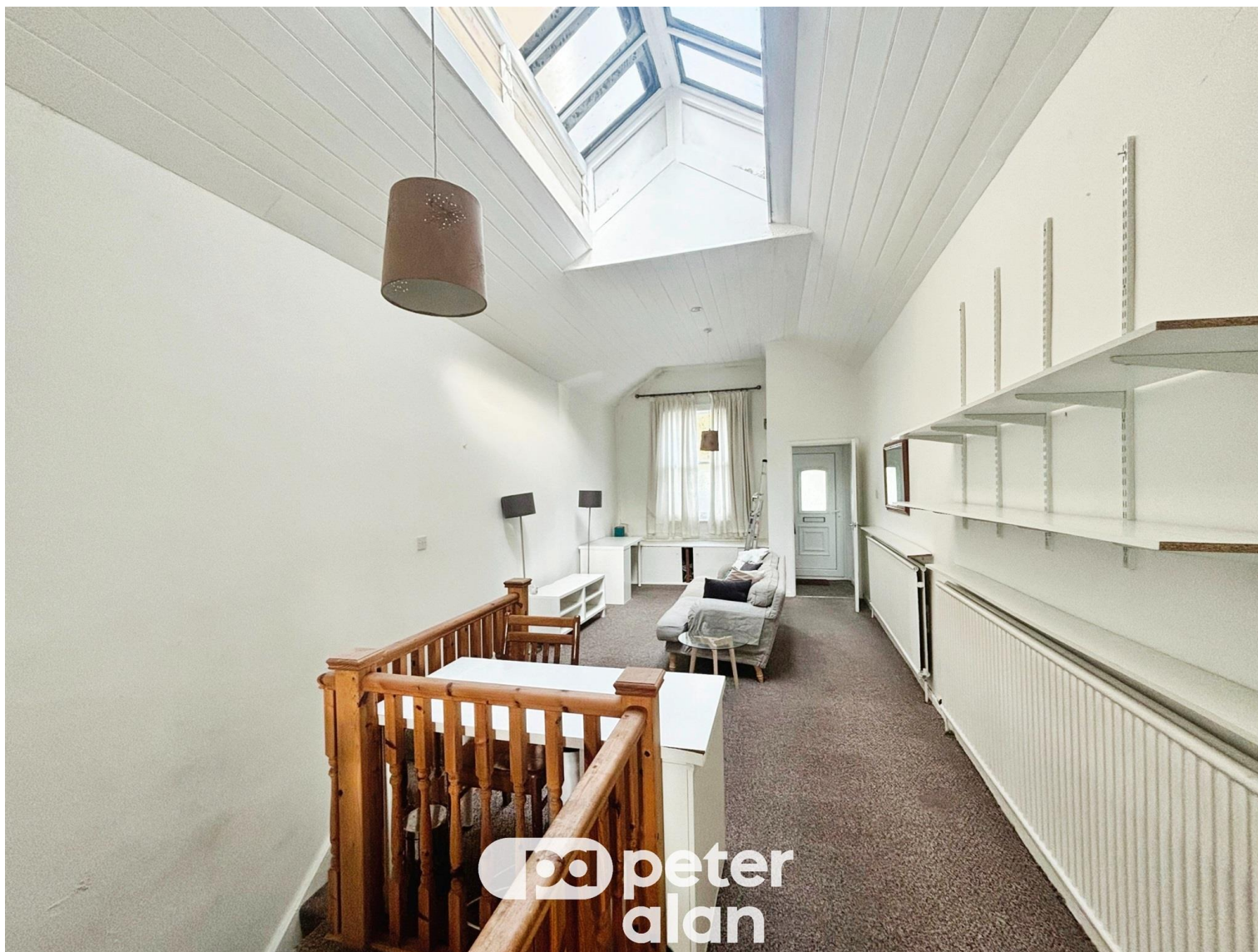


## Carlton Terrace, £120,000

- council tax band B
- Master Bedroom With Ensuite
- Close Distance To City Centre
- Spacious Living Area
- Ideal First Time Buy Or Investment
- EPC Rating: D



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## About the property

This well presented 2- bedroom home offers the perfect blend of convenience and comfort, making it an ideal opportunity for first time buyers or investor. Located just a short distance from the city centre, you'll enjoy easy access to all the amenities, shops, restaurants, and transport links that makes urban living so desirable. The property features a spacious master bedroom complete with an en-suite, while the second bedroom is generously sized, perfect for guests, a home office or rental potential. The open-plan living and dining area is bright and airy, leading to a modern kitchen with ample storage and worktop space. With its close proximity to the city and stylish, move-in-ready interiors, this home is a fantastic opportunity. Whether you're looking to step onto the property ladder or seeking an attractive investment, this property ticks all your boxes! To arrange a viewing today please email the branch directly on [swansea@peteralan.co.uk](mailto:swansea@peteralan.co.uk) or call us 01792 641481.

## Accommodation

### Dining & Living Area

11' 6" x 26' 11" ( 3.51m x 8.20m )

### Kitchen

11' 3" x 15' 4" ( 3.43m x 4.67m )

### Bedroom 1

11' 9" x 16' 6" ( 3.58m x 5.03m )

### En Suite

5' 1" x 3' 6" ( 1.55m x 1.07m )



## Bedroom 2

14' 1" x 9' 7" ( 4.29m x 2.92m )

## Bathroom

8' 3" x 7' 7" ( 2.51m x 2.31m )

## Dining

11' 6" x 26' 11" ( 3.51m x 8.20m )

## Dining & Lounge

11' 6" x 26' 11" ( 3.51m x 8.20m )

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## Floorplan

## 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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