



## Finsbury Terrace, offers over £220,000

- Spacious Living Area
- Sought After Location
- Perfect Family Home
- Converted Attic Space
- Close to Swansea City Centre
- EPC Rating: D



 4  1  2



## About the property

For sale is a terraced house with immense potential, awaiting a visionary investor or a family looking to mould their dream home. This property, in need of modernisation, provides a blank canvas for its new owners to put their personal touch on it. The property boasts four generously proportioned bedrooms that offer ample space for a large family or for setting up a home office. Two bathrooms serve the property, ensuring practicality and convenience for all occupants. The house also features a kitchen, ready to be transformed into a culinary haven that suits your taste and lifestyle. Adding to the spaciousness of the dwelling are three reception rooms, which can be adapted to a multitude of uses, from a formal dining area to a casual family room or even a library. The options are endless, limited only by your imagination.

Situated in a sought-after location, the house is surrounded by a wealth of local amenities, providing access to everyday essentials within walking distance. Moreover, the proximity to public transport links ensures easy commuting, while the nearby schools make it an ideal choice for families. Not to mention, the nearby parks offer great spots for leisure and recreation, adding to the quality of life in this neighbourhood. In sum, this property presents a unique opportunity for investors seeking a rewarding project or families aspiring to create a comfortable and personalised home environment.



## Accommodation

### First Lounge

13' 9" x 11' 6" ( 4.19m x 3.51m )

### Second Lounge

11' 5" x 12' 1" ( 3.48m x 3.68m )

### Dining Room

10' 2" x 12' 5" ( 3.10m x 3.78m )

### Kitchen

10' 2" x 9' 7" ( 3.10m x 2.92m )

### Shower Room

4' 2" x 5' 9" ( 1.27m x 1.75m )

### Bedroom 1

17' 5" x 13' 5" ( 5.31m x 4.09m )

### Bedroom 2

11' 5" x 12' 2" ( 3.48m x 3.71m )

### Bedroom 3

10' 6" x 8' 7" ( 3.20m x 2.62m )

### Bedroom 4

16' 3" x 18' 6" ( 4.95m x 5.64m )

### Bathroom

7' 4" x 6' 9" ( 2.24m x 2.06m )

01792 641481

swansea@peteralan.co.uk

## 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)

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