



## Clifton Hill, offers over £95,000

- Close distance to Swansea City Centre
- Ample Living Space
- Perfect investment/First Time purchase
- Good rental income- PCM
- EPC Rating: D



2 1 1





## About the property

I am delighted to present this two-bedroom terraced house for sale. While the property is in need of modernising, it offers great potential for those willing to undertake the work, making it an ideal purchase for both first-time buyers and investors alike. The property comprises of one reception room, a kitchen, two bedrooms, and a bathroom. Each room provides a blank canvas for the new owner to make their mark and truly turn this house into a home. Situated in a highly sought-after location, this property benefits from being within close proximity to local amenities and public transport links, offering both convenience and connectivity. Whether you're popping to the shops, catching a bus to the city, or simply enjoying the local area, everything you need is just a short distance away.

In summary, this is a fantastic opportunity to purchase a property with unlimited potential. With a bit of care and attention, it can be transformed into a stunning home or a profitable investment. Despite the need for modernisation, the location and potential of this property cannot be overestimated. Don't miss out on your chance to view this property, as opportunities like this in such a desirable location do not come around often.



## Accommodation

### Lounge

14' 5" x 10' 1" ( 4.39m x 3.07m )

### Living Room

12' 3" x 9' 2" ( 3.73m x 2.79m )

### Kitchen

6' 6" x 8' 4" ( 1.98m x 2.54m )

### Conservatory

6' 8" x 6' 6" ( 2.03m x 1.98m )

### Bathroom

9' 5" x 6' 8" ( 2.87m x 2.03m )

### Bedroom 1

14' 2" x 10' 2" ( 4.32m x 3.10m )

### Bedroom 2

9' 3" x 10' 3" ( 2.82m x 3.12m )

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)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let