



# Alexandra Terrace, Brynmill SWANSEA

£280,000

- Four Bedroom Mid-Terraced Property
- Spacious Reception Room and Separate Dining Room
- Artificial Grass and Concreted Area to the Rear
- Modern, Neutral Decor



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## About the property

This beautifully presented four-bedroom property on Alexandra Terrace offers generous and versatile accommodation arranged over three floors. Finished in a modern, neutral style throughout, the home provides bright and spacious rooms ideal for family living.

The ground floor comprises a welcoming lounge, a separate dining room perfect for entertaining, and a well-appointed kitchen with ample space for everyday cooking and dining. All rooms on this level are well-proportioned and benefit from plenty of natural light.

To the rear of the property is a large enclosed garden featuring a substantial artificial grass lawn, creating a low-maintenance outdoor space ideal for families and entertaining. There is also a separate concreted area, perfect for outdoor seating or a BBQ area.

The first floor hosts three generous bedrooms (Bedrooms 1, 3 and 4), along with a modern family bathroom serving this level.

Occupying the entire second floor is Bedroom 2, a spacious room that could also be used as a guest suite, home office, or private retreat.

## 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.

## Accommodation

### Lounge

23' 6" x 11' 10" ( 7.16m x 3.61m )

### Dining Room

16' x 10' 2" ( 4.88m x 3.10m )

### Kitchen

10' 6" x 8' 6" ( 3.20m x 2.59m )

### Bedroom 1

15' x 11' 6" ( 4.57m x 3.51m )

### Bedroom 2

15' 5" x 11' 4" ( 4.70m x 3.45m )

### Bedroom 3

11' 7" x 8' 10" ( 3.53m x 2.69m )

### Bedroom 4

10' 4" x 8' 9" ( 3.15m x 2.67m )

### Bathroom