



## Woodlands Terrace, offers over £190,000

- Council Tax Band E
- 4 Bedrooms
- Ideal Family Or Investment Opportunity
- Walking Distance To Amenities
- 3 Reception Rooms
- EPC Rating: D



 4  1  3



## About the property

A 4 bedroom mid terraced house offered for sale. An ideal family home situated within walking distance to Swansea City centre, local shops, schools, Swansea University and public transport links. The spacious accommodation is set over 3 floors and briefly comprises; entrance porch, entrance hall, 3 reception rooms and kitchen to the ground floor. To the first floor there are 2 bedrooms and a bathroom and to the 2nd floor a further 2 bedrooms. To the outside there is a front and rear garden. This ideal family home or investment opportunity has heaps of potential and boasts some beautiful coastal views. Please call Peter Alan Swansea to arrange a viewing or request a viewing 24/7 on our website.



## Accommodation

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge

14' 5" max x 14' 3" max ( 4.39m max x 4.34m max )

#### Sitting Room

13' 3" max x 11' 1" max ( 4.04m max x 3.38m max )

#### Dining Room

15' 6" max x 11' max ( 4.72m max x 3.35m max )

#### Kitchen

15' max x 11' 2" max ( 4.57m max x 3.40m max )

### First Floor

#### Landing

#### Bedroom 2

18' 9" max x 11' 8" max ( 5.71m max x 3.56m max )

#### Bedroom 4

13' 2" max x 11' 2" max ( 4.01m max x 3.40m max )

#### Bathroom

### 2nd Floor

#### Landing

#### Bedroom 1

18' 10" max x 11' 10" max ( 5.74m max x 3.61m max )

#### Bedroom 3

13' 11" max x 11' 3" max ( 4.24m max x 3.43m max )

#### Outside

#### Front Garden

#### Rear Garden

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## 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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