



Terrace Road, Swansea

offers over **£170,000**

- 5 Bedroom Terraced Property
- HMO Opportunity with Active Licence
- HMO Planning Permission Granted in 2019
- Low Maintenance Rear Garden
- EPC Rating: D



 5  1  1



About the property

Situated on Terrace Road, Swansea, this generously sized property offers versatile accommodation arranged over two floors, making it well suited to HMO use or a large family home.

The ground floor comprises a lounge, separate kitchen, downstairs WC, and two bedrooms (Bedrooms 3 and 4), providing excellent flexibility for multi-occupancy living or extended family arrangements.

The property has been mostly modernised and is well presented internally. The property underwent renovation in 2019 and benefitted from being fully rewired.

To the first floor are three further bedrooms (Bedrooms 1, 2 and 5) along with a family bathroom, completing the living accommodation.

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

12' 8" x 10' 4" (3.86m x 3.15m)

Kitchen

13' 1" x 8' 3" (3.99m x 2.51m)

W.C

Bedroom 1

15' 6" x 10' 5" (4.72m x 3.17m)

Bedroom 2

12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom 3

11' 11" x 10' 4" (3.63m x 3.15m)

Bedroom 4

11' 10" x 9' 8" (3.61m x 2.95m)

Bedroom 5

10' 4" x 9' 1" (3.15m x 2.77m)

Bathroom