



## Kilvey Terrace, St. Thomas Swansea

**£90,000**

- Three-bedroom terraced property
- Full renovation project
- Good potential to add value
- Ideal for investors or developers
- EPC Rating: Awaiting



 3  2  1



## About the property

Located on Kilvey Terrace, this three-bedroom terraced property offers a great opportunity for investors, developers, or buyers looking for a renovation project.

The ground floor comprises a spacious lounge, kitchen area, and a downstairs bathroom. Upstairs, the property offers three bedrooms along with an additional WC.

The property requires significant refurbishment throughout but provides a solid layout and excellent potential to create a spacious family home or rental investment once modernised.

This is an ideal project for those looking to add value and put their own stamp on a property.

## Accommodation

### Lounge

23' 7" x 14' 2" ( 7.19m x 4.32m )

### Kitchen

12' 5" x 9' 2" ( 3.78m x 2.79m )

### Bathroom

### Bedroom 1

17' 7" x 11' 4" ( 5.36m x 3.45m )

### Bedroom 3

9' 4" x 9' 3" ( 2.84m x 2.82m )

## 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.