# 2 Terrace Road

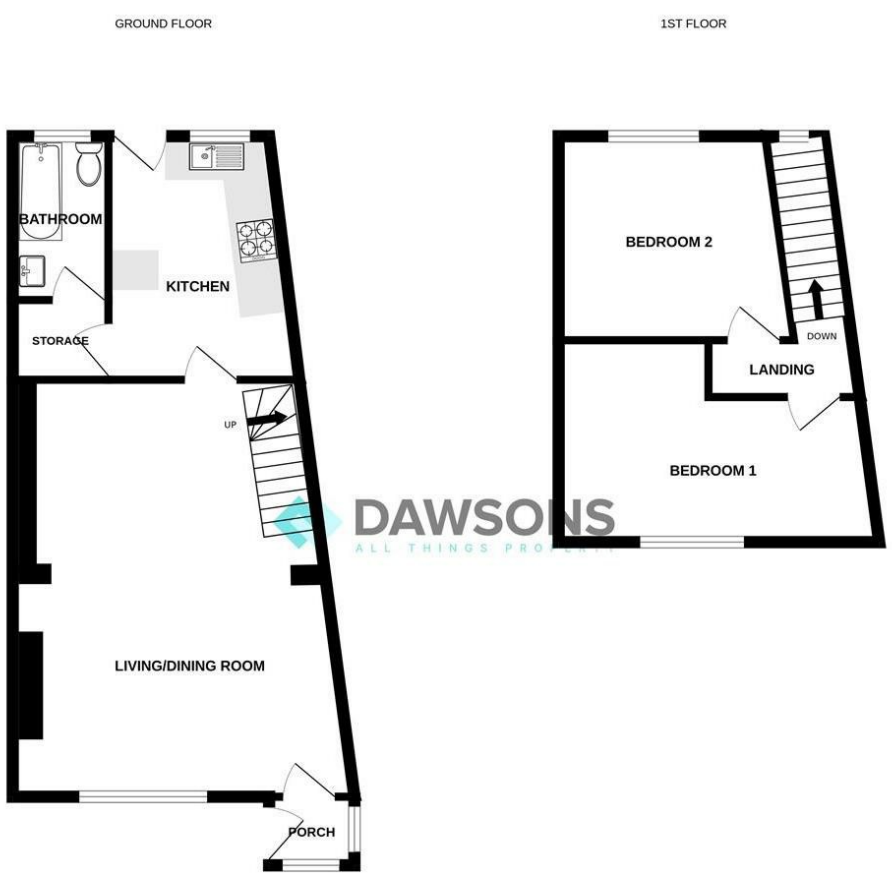
Mount Pleasant, Swansea, SA1 6HW

**Offers Over £110,000**

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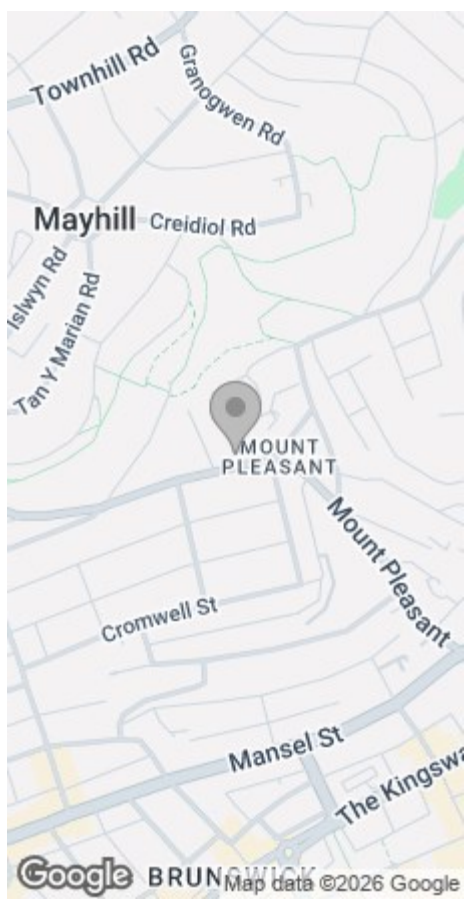


## FLOOR PLAN

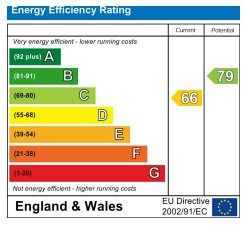



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## AREA MAP




## EPC




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## GENERAL INFORMATION

Situated in a great location on Terrace Road, this attractive two-bedroom end-of-terrace property presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a straightforward addition to their portfolio.

The property is ready to move straight into, with no work required, making it an ideal choice for buyers looking to avoid the time, expense and inconvenience often associated with renovating a home. Its move-in-ready condition offers the perfect opportunity for a first-time buyer to get onto the property ladder, while investors can benefit from a property that is ready to be considered for letting without the need for immediate refurbishment.

The end-of-terrace position adds further appeal, making this a desirable alternative to a traditional mid-terrace property. With two bedrooms, the home offers practical accommodation suited to a variety of buyers, whether looking for a comfortable home of their own or a potential investment opportunity.

The location on Terrace Road is another key selling point, offering an appealing setting for those looking to purchase in the area. Whether you are a first-time buyer searching for your next home or an investor looking for a quick, turnkey opportunity, this property is well worth considering.

Offered to the market with no onward chain, the property provides the potential for a smoother and more straightforward purchase, making it particularly appealing to buyers keen to move without the complications of a lengthy onward property chain.

Combining a great location, move-in-ready condition and the benefit of no onward chain, this two-bedroom end-of-terrace home represents an attractive opportunity for both owner-occupiers and investors alike.

Early viewing is highly recommended to appreciate the opportunity on offer.












## FULL DESCRIPTION

**Ground Floor**

**Entrance**

**Porch**

**Lounge/Dining Room**
20'0" x 16'5" (6.12m x 5.01m)

**Kitchen**
11'8" x 9'2" (3.57m x 2.80m)

**Bathroom**







**First Floor**

**Landing**

**Bedroom 1**
15'5" x 9'8" (4.70m x 2.96m)

**Bedroom 2**
11'3" x 9'10" (3.45m x 3.00m)

**External**

**Elevated Front Garden**



**Rear Garden**

**Tenure - Freehold**

**Council Tax Band - B**

**EPC-D**

**Services**
Mains: Gas & Electric
Mains: Sewerage

Water: Billed

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.





