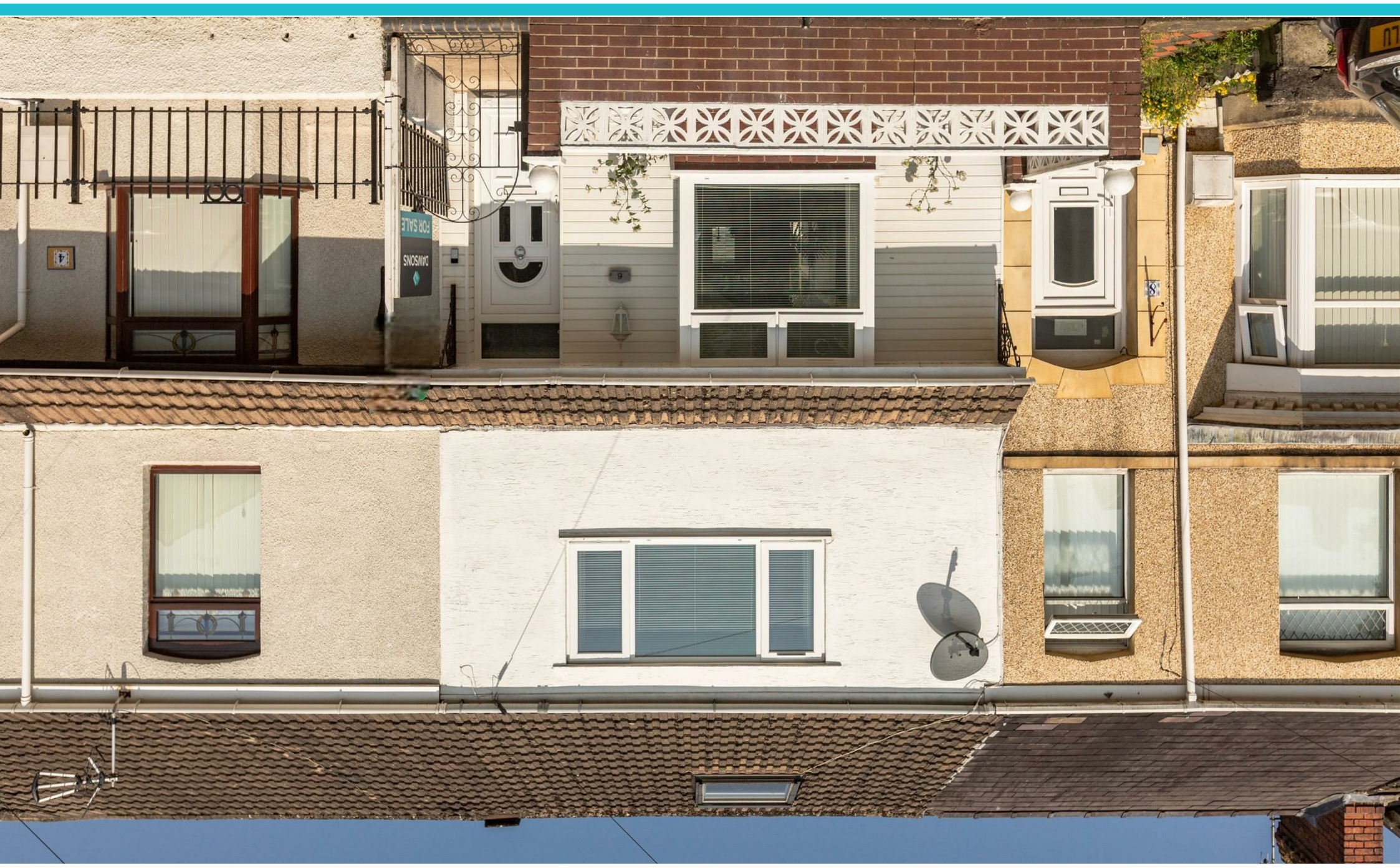
6 Alexandra Terrace

Brynmill, Swansea, SA2 0DU

Offers Over £210,000

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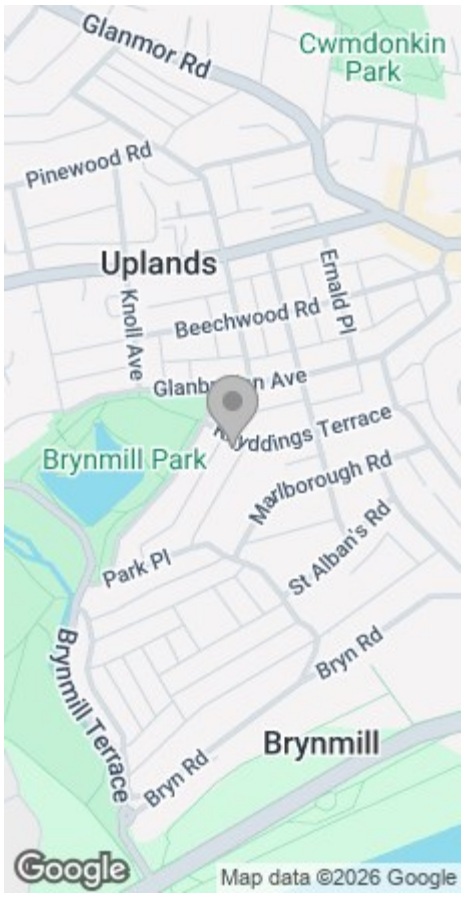


FLOOR PLAN

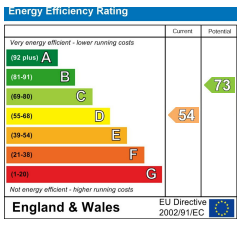


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated on Alexandra Terrace, just a stone's throw from Brynmill Park, is this spacious three-bedroom mid-terrace home offering generous and versatile accommodation throughout.

Presented in good condition, the property is ready to move straight into while offering the opportunity for the next owner to update and personalise it over time. The ground floor boasts three reception rooms, providing flexible living space to suit a range of needs, whether for family living, entertaining, dining or working from home.

To the first floor are three well-proportioned bedrooms, along with a useful loft conversion. Whilst the loft room is not classed as a bedroom, it provides excellent additional space and would make an ideal home office, hobby room or occasional guest room.

To the rear, there is the added benefit of the potential to create off-road parking, subject to any necessary consents.

Located within easy walking distance of Brynmill Park, Swansea University, local amenities, reputable schools and Swansea Bay, this fantastic home offers an excellent combination of space, location and potential, making it an ideal purchase for families, first-time buyers and professionals alike.

Viewing is highly recommended to fully appreciate everything this property has to offer.







FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
24'9" x 11'10" (7.55m x 3.62m)

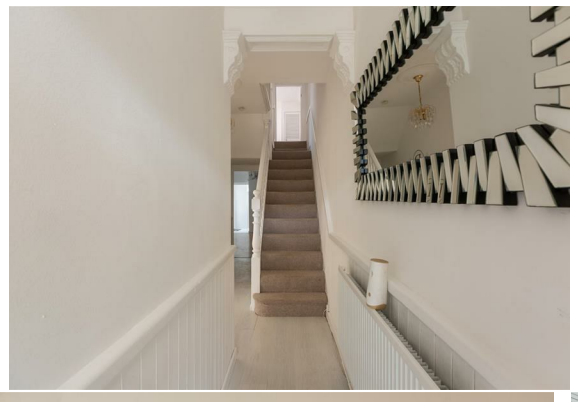
Dining Room
14'8" x 10'2" (4.48m x 3.11m)

Kitchen
10'2" x 8'7" (3.11m x 2.64m)

First Floor

Landing













Bedroom 1
15'10" x 11'6" (4.84m x 3.52m)

Bedroom 2
.11'5" x 10'2" (.3.50m x 3.11m)

Bedroom 3
10'8" x 9'8" (3.26m x 2.96m)

Bathroom

Second Floor

Loft Room
15'6" x 12'6" (4.73m x 3.82m)

External

Front Forecourt

Rear Garden
Potential to create off-road parking, subject to any necessary consents.

Tenure - Freehold

Council Tax Band - D

EPC-E

Services
Mains Gas & Electric
Mains Sewerage

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.





