



## Foxhole Road, offers over £125,000

- Close Distance To Swansea City Centre
- Perfect Investment Purchase
- Chance To Add Your Own Stamp To The Property
- Open Plan Living/Dining Room
- EPC Rating: Awaited



3 1 1



## About the property

Presenting a charming terraced house for sale that boasts an attractive open-plan design. While the property is in need of modernising, it presents an excellent opportunity for investors looking to add value.

This house comprises three bedrooms - two of which are generously proportioned doubles. Each bedroom offers ample space and potential for personalisation, providing the perfect canvas to create your dream restful retreats. The property also includes one bathroom, conveniently designed to cater to the needs of a modern family. While the details of the bathroom are not specified, it carries the same potential for enhancement as the rest of the house. The kitchen boasts plenty of natural light, creating a bright and inviting space to prepare your meals. It is one of the many areas in the house that, with a bit of care and creativity, can be transformed into a delightful cooking area that meets all your culinary needs. The house also features a open-plan reception room, a blank canvas of space that can be turned into a cosy and welcoming area for family gatherings and relaxation. The open-plan layout of the house seamlessly links the dining and the reception room, creating a flowing and cohesive living space. Location-wise, the property sits in a sought-after location with excellent public transport links, local amenities, and nearby schools.

## Accommodation

### Kitchen

8' 7" x 12' 5" ( 2.62m x 3.78m )

### Dining Room

12' 3" x 10' 1" ( 3.73m x 3.07m )

### Lounge

12' 3" x 10' 1" ( 3.73m x 3.07m )

### Bathroom

5' 3" x 5' 8" ( 1.60m x 1.73m )

### Bedroom One

15' 5" x 10' 3" ( 4.70m x 3.12m )

### Bedroom Two

9' 4" x 10' 4" ( 2.84m x 3.15m )

### Bedroom Three

9' 8" x 8' 2" ( 2.95m x 2.49m )



## 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)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let