



## Parc Terrace, £140,000

- Ideal First Time Buyer Home
- Corner Plot
- Modern Throughout
- Enclosed Rear Garden
- Viewing Highly Recommended
- EPC Rating: C



2 1 1



## About the property

Situated on a generous corner plot, this beautifully presented two-bedroom end-terrace property offers contemporary living throughout and is ideally located close to Swansea City Centre, the M4 corridor, and with convenient access to Morriston Hospital.

The home features a spacious, modern kitchen with ample storage, making it perfect for both everyday living and entertaining. The light and airy living areas create a welcoming atmosphere, while the two generously sized bedrooms provide comfortable accommodation for couples, small families, or professional sharers.

A well-appointed family bathroom completes the upstairs layout, offering both style and practicality.

Externally, the property boasts a substantial corner plot garden, presenting fantastic potential for landscaping, outdoor entertaining, or even future extension (subject to planning).

This home is an ideal step onto the property ladder or a smart addition to any investment portfolio.



## Accommodation

### Entrance Hall

### Living Room

12' 4" Max x 12' 1" Max ( 3.76m Max x 3.68m Max )

### Kitchen

15' 4" x 8' 9" ( 4.67m x 2.67m )

### Landing

### Bedroom One

12' 4" Max x 12' 1" Max ( 3.76m Max x 3.68m Max )

### Bedroom Two

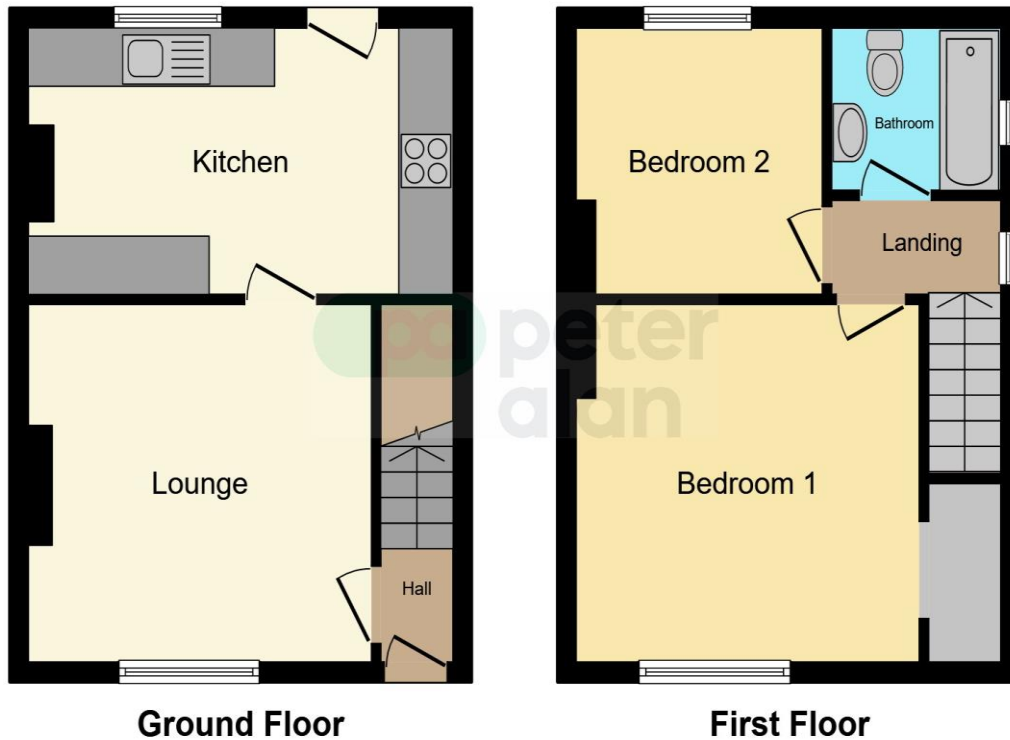
8' 9" Max x 8' 9" Max ( 2.67m Max x 2.67m Max )

### Bathroom

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## 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)

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