



Siloh Road, Landore Swansea

offers in excess of **£160,000**

- 2 Bedroom End Terrace Property
- Two Separate Lounges
- Kitchen and External Terrace Room
- Council Tax: B/ EPC: To be confirmed



 2  1  2



About the property

Situated on Siloh Road in the convenient area of Landore, this well-laid-out two-bedroom property offers versatile living space and would suit a range of buyers including first-time purchasers or investors.

The ground floor comprises two separate reception rooms, providing flexible living and dining options. To the rear, the kitchen leads out to a covered terrace area, offering useful external storage space and a practical extension of the living area.

Externally, the property further benefits from a large rear garden, providing excellent outdoor space with plenty of potential for landscaping, entertaining or family use.

Upstairs, the property offers two well-proportioned bedrooms along with a family bathroom.

A further loft room is accessed on the second floor, providing additional flexible space.

Located in a well-established residential area, the property benefits from close proximity to local amenities, transport links and easy access into Swansea city centre, making it a convenient and accessible location.

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.

Accommodation

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

Lounge 1

12' 5" x 10' 6" (3.78m x 3.20m)

Lounge 2

17' 4" x 11' 9" (5.28m x 3.58m)

Kitchen

15' 1" x 8' 10" (4.60m x 2.69m)

Terrace (external)

Bedroom 1

16' 1" x 11' (4.90m x 3.35m)

Bedroom 2

14' 10" x 10' 3" (4.52m x 3.12m)

Bathroom