



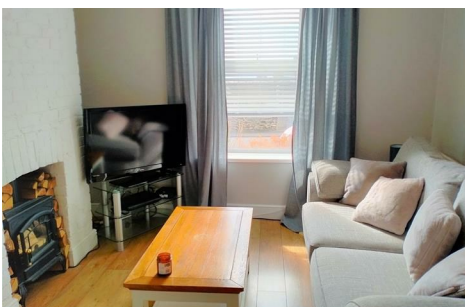
## 40 Windmill Terrace

St. Thomas, Swansea, SA1 8DN

**Asking Price £115,000**



A well presented mid terraced property with views of Swansea Bay to the front. The property comprises of open plan lounge/dining room and kitchen to the ground floor. On the first floor there are two double bedrooms and family bathroom. Externally there are steps leading to a patio area. The property is situated in the popular area of St Thomas and is close to Swansea City Centre along with other local amenities and bus routes. Viewing highly recommended. EPC-D.



## FULL DESCRIPTION

### Entrance

Enter via uPVC double glazed door into:

### Hallway

Part panel walls, radiator, laminate flooring, stairs to first floor.

### Lounge

11'1" x 9'4" (3.38m x 2.85m)

uPVC double glazed window to front with sea views, covered ceiling, radiator, feature brick fireplace with log burner, laminate flooring, square opening to:

### Dining Room

11'8" x 11'5" (3.58m x 3.48m)

uPVC double glazed window to rear, coved ceiling, radiator, laminate flooring, under stairs cupboard with radiator.

### Kitchen

9'5" x 6'11" (2.89m x 2.11m)

Fitted with a range of wall and base units with work surface over, four ring gas hob with built under electric oven and grill, extractor fan over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge/freezer, part tiled walls, tiled flooring, uPVC double glazed window to side, uPVC double glazed external door to side

### First Floor

#### Landing

Loft access.

#### Bedroom 1

14'7" x 9'3" (4.46m x 2.84m)

uPVC double glazed window to front with sea views, coved ceiling, radiator.

#### Bedroom 2

12'0" x 7'10" (3.66m x 2.41m)

uPVC double glazed window to rear, cupboard housing combination boiler, coved ceiling, radiator.

### Bathroom

Four piece suite comprising panelled bath, shower cubicle, vanity wash hand basin, low level w.c, radiator and towel rail, part tiled walls, laminate flooring, spot lighting, uPVC double glazed window to rear and side.

### External

#### Front

Forecourt

#### Rear

Enclosed garden with steps leading to patio area.

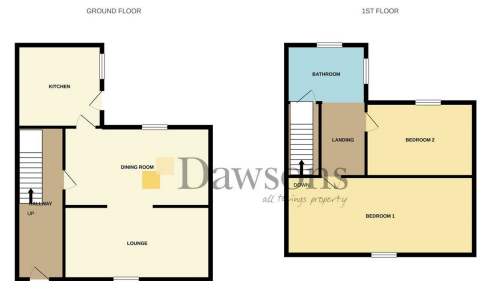
### Tenure

Freehold.

## AREA MAP

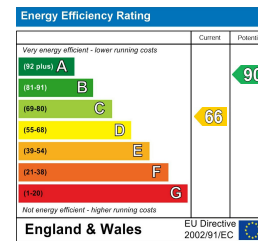


## FLOOR PLANS

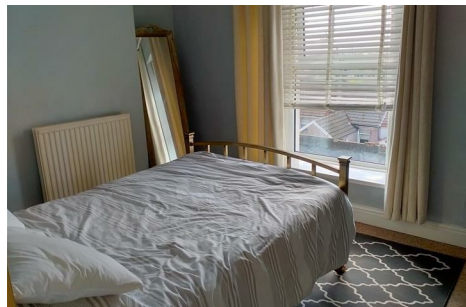


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## EPC



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