



## 18 Brynmill Avenue, Brynmill, Swansea, SA2 0BT

Offers Over £240,000

Situated in the vibrant and sought after area of Brynmill, Swansea, this delightful end terrace home on Brynmill Avenue offers generous living space, extending to approximately 1,410 sq. ft. The property boasts two reception rooms and a spacious kitchen/dining room, providing a versatile layout ideal for modern living. Perfectly positioned, it's within walking distance of local shops, cafes, parks, and Swansea's stunning coastline, making it a fantastic location for both leisure and convenience.

The ground floor accommodation comprises an entrance hall leading to a bright lounge, a separate sitting room and a spacious kitchen/dining room with a convenient WC. Upstairs, you'll find two double bedrooms and a bathroom. Bedroom two also benefits from double doors opening onto a roof terrace, ideal for enjoying sunny days or quiet evenings outdoors. With its well balanced layout and excellent location, this property is a great opportunity for first time buyers, small families or investors looking to expand their portfolio. Don't miss the chance to make this charming house your new home.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to front, radiator, staircase to first floor with understairs storage cupboard.

#### Lounge 11'7" x 13'1" (3.52m x 3.98m)



A bright and welcoming space featuring a double glazed bay window to the front, allowing plenty of natural light and finished with a radiator. This room offers an ideal setting for relaxing or entertaining.

#### Sitting Room 11'9" x 9'5" (3.57m x 2.88m)



A cosy and characterful space featuring a double glazed window to the rear, coving to the ceiling, and a fire surround with hearth as a central focal point. Additional features include an alcove storage cupboard and a radiator, providing both charm and practicality.

#### Kitchen/Dining Room 24'11" x 15'2" (7.60m x 4.62m)



A fantastic and spacious kitchen/diner, enhanced by a skylight window over part of the dining area, flooding the space with natural light.

Fitted with a range of wall and base units with worktop space over, the kitchen includes a 1½ bowl stainless steel sink, part tiled splashbacks, a built-in electric oven and a built-in gas hob. There is space for a fridge/freezer, dishwasher, washing machine and

tumble dryer. A double glazed window to the rear adds further brightness, laminate flooring and a radiator. There is also access to a ground floor WC and a door leading out to the rear courtyard.



### Bedroom 1 6'7" x 16'5" (2.00m x 5.00m)



Two double glazed windows to front, feature fireplace, access to loft, radiator.

### Bedroom 2 15'10" x 9'8" (4.83m x 2.94m)



### WC

Two piece suite comprising a wash hand basin and WC.

### First Floor

### Landing



Double glazed window to side, radiator, double doors to the roof terrace.

### Roof Terrace



## Bathroom



Four piece suite comprising a shower cubicle, bath, wash hand basin and WC. Half panelled walls, wall mounted boiler, heated towel rail, feature fireplace, frosted double glazed window to rear.

## External

To the front of the property is a low maintenance forecourt garden, offering a neat and welcoming entrance.

To the rear is a small, enclosed garden featuring a decking area—ideal for outdoor seating and enjoying a bit of outdoor space.

## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter?

Mobile coverage - EE Vodafone Three O2

Broadband - Basic7 Mbps Superfast 64 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

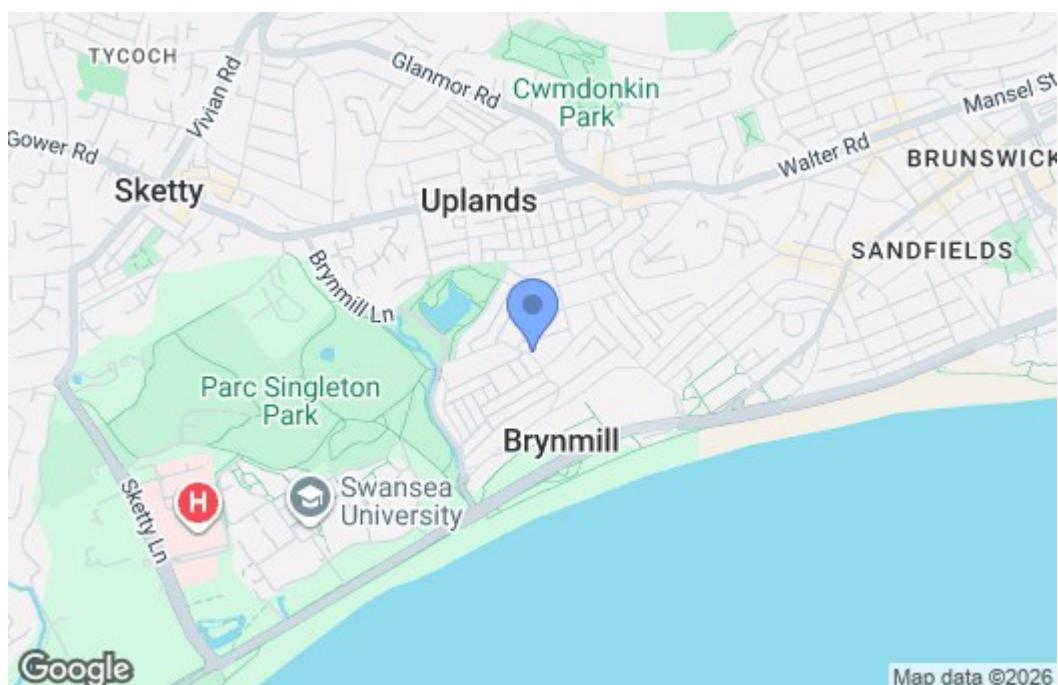
## Aerial Images



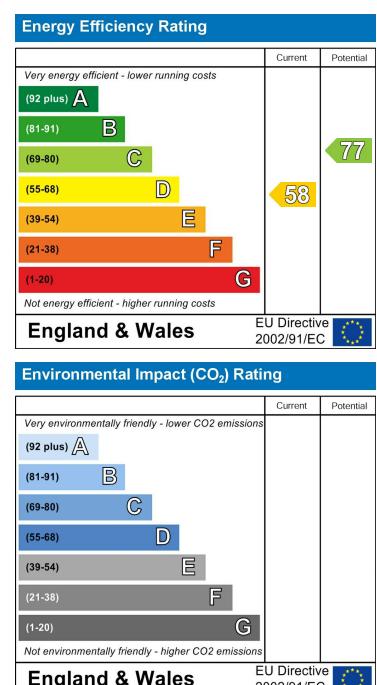
## Floor Plan



## Area Map



## Energy Efficiency Graph



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