



16 Clos Yr Allt, Townhill, Swansea, SA1 6RD

Offers Over £145,000

A two bedroom mid-link home presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Spanning 635 square feet, the property is offered for sale with no chain, ensuring a seamless transition for its new owners. Upon entering, you are welcomed by a small entrance hall that leads into a lounge. The lounge features double doors that open into the kitchen/breakfast room, which also boasts double doors that lead to the rear garden. This thoughtful design promotes a wonderful indoor-outdoor living experience. The first floor comprises two bedrooms and a bathroom. The property is further enhanced by a front forecourt garden, complete with steps leading to the front door, adding to its curb appeal. An allocated parking space offers convenience for both residents and visitors alike. The enclosed rear garden is laid to lawn.

The location of this home is particularly advantageous, with excellent transport links to the City Centre and Swansea University, making it an ideal choice for students and professionals. Additionally, the nearby Fforest Fach retail park caters to all your shopping and leisure needs, ensuring that everything you require is within easy reach.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase to first floor, radiator, door leading into the lounge.

Lounge 14'8" x 9'9" (4.47m x 2.97m)



Double glazed window to front, two radiators, double doors to the kitchen/breakfast room.

Kitchen/Breakfast Room 9'1" x 12'11" (2.78m x 3.93m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge/freezer and washing machine, built-in electric oven and four ring gas hob with pull out extractor hood over, radiator, wall mounted boiler, double glazed window to rear, double doors leading to the rear garden.

First Floor

Landing

Bedroom 1 10'0" x 12'11" (3.05m x 3.93m)



Two double glazed windows to front, storage cupboard, radiator.

Bedroom 2 11'1" x 7'10" (3.39m x 2.38m)



Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising bath, wash hand basin and WC. Radiator, frosted double glazed window to rear.

External



The property benefits from a front forecourt garden, complete with steps leading up to the front door. An allocated parking space provides convenient off-road parking for residents and visitors.

To the rear, the enclosed garden is laid to lawn.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 7 Mbps Superfast 43 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

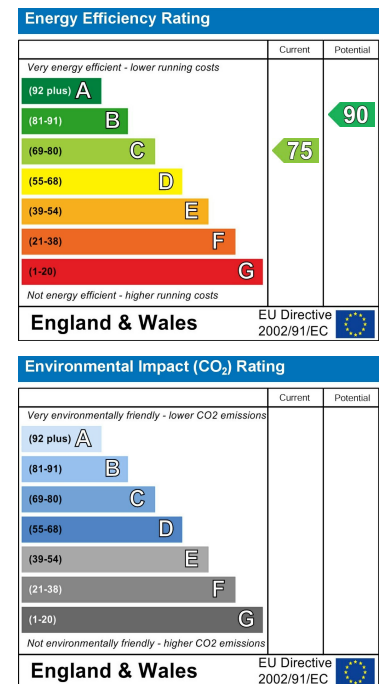
Floor Plan



Area Map



Energy Efficiency Graph



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