



33 Powys Avenue, Townhill, Swansea, SA1 6PG

£105,000

We are pleased to offer for sale this lovely two bedroom terrace home which has good transport links to Swansea City Centre and the M4.

The accommodation comprises of an entrance hall, lounge and a kitchen/dining room to the ground floor with two bedrooms and a bathroom on the first floor. The property benefits from gas central heating, double glazing and a good sized enclosed rear garden. An ideal first home and viewing is recommended. EPC Rating - TBC.

The Accommodation Comprises

Ground Floor

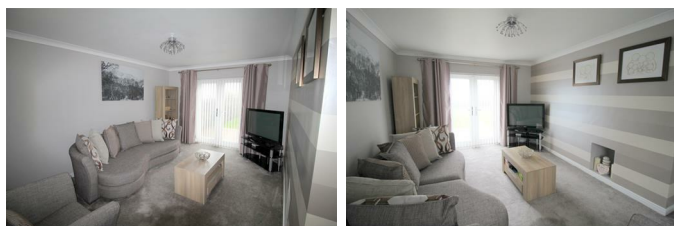
Entrance

Via uPVC door.

Hallway

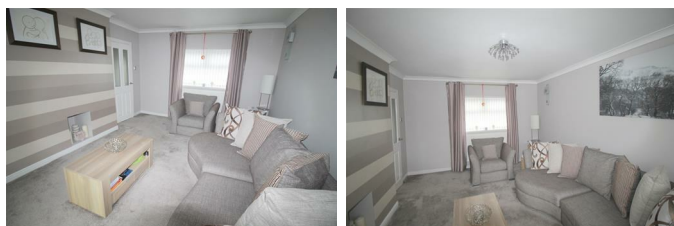
Double glazed window to front, storage cupboard, doors to lounge and kitchen/dining room. Radiator, stairs to first floor.

Lounge 15'11" x 11'9" (4.84m x 3.57m)



Double glazed window to front, radiator, double glazed french doors to rear garden.

Another Aspect of the Lounge

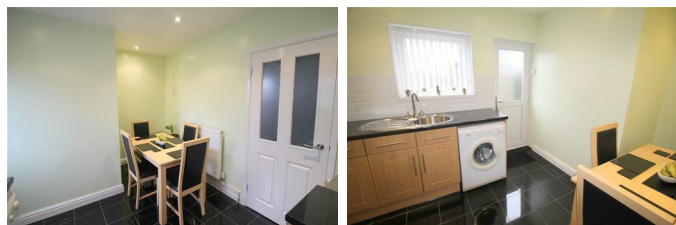


Kitchen/Dining Room 9'7" x 13'10" (2.92m x 4.22m)



Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap. Integrated electric oven, fitted gas hob with extractor hood over, plumbed for washing machine. Tiled floor, part tiled walls, radiator, two double glazed windows to rear, double glazed uPVC door to rear garden.

Another Aspect of the Kitchen/Dining Room



First Floor

Landing

Double glazed window to front, doors to both bedrooms and bathroom.

Bedroom 1 13'5" x 12'10" (4.10m x 3.92m)

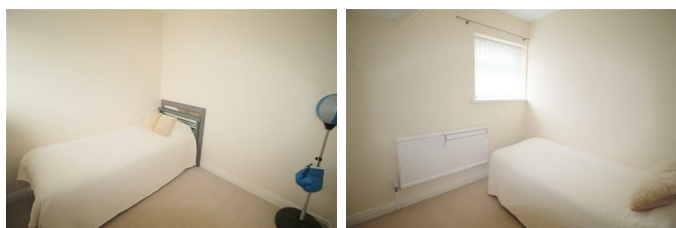


Double glazed window to rear with a sea view, storage cupboard, radiator.

Another Aspect of Bedroom 1



Bedroom 2 7'10" x 9'9" (2.40m x 2.96m)



Double glazed window to front, radiator.

Bathroom 11'8" x 9'6" (3.58m x 2.90m)



Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled floor, part tiled walls, radiator, double glazed frosted window to rear.

Another Aspect of the Bathroom



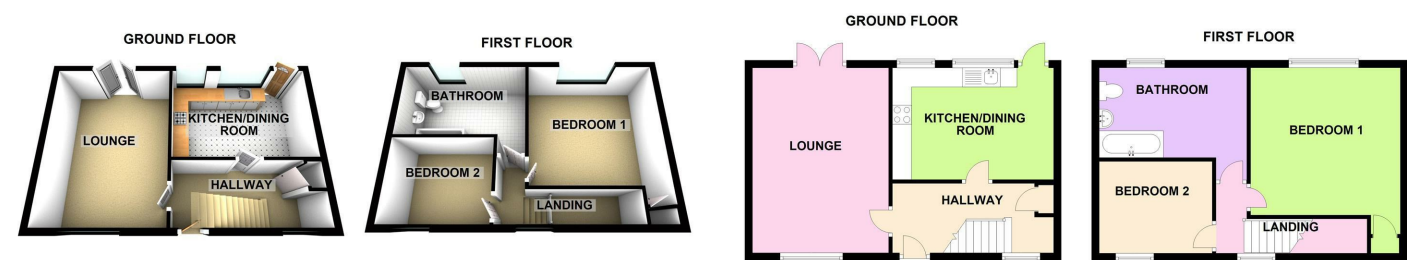
External



To the front of the property is a gravelled courtyard.

There is a good size south facing enclosed garden to the rear, which is mainly laid to lawn with a paved patio with an outside W.C.

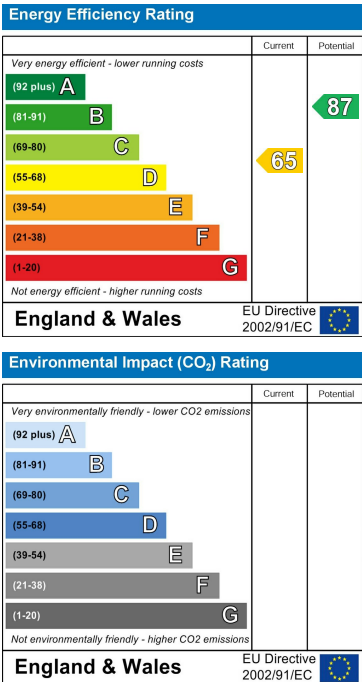
Floor Plan



Area Map



Energy Efficiency Graph



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