



## 50 Gomer Road, Townhill, Swansea, SA1 6QZ

**£110,000**

Offered to the market with no onward chain, this two bedroom terraced home provides approximately 657 square feet of accommodation and represents an excellent opportunity for first-time buyers and investors. Upon entering the property, you are welcomed by a small entrance hall leading into a spacious lounge/dining room. The open-plan layout flows seamlessly through to the kitchen, providing a practical and sociable living environment. To the first floor are two well-proportioned bedrooms and a family bathroom. The property benefits from a convenient location and enjoys easy access to a range of local amenities including shops, supermarkets, schools, and public transport links. Swansea City Centre is within easy reach, offering an extensive selection of retail and leisure facilities. The property is also conveniently located near Cwmdru and Fforestfach Retail Parks, Swansea University, Singleton Hospital, and the M4 motorway.

## The Accommodation Comprises

### Ground Floor

**Hall 13'5" x 3'2" (4.10m x 0.97m)**



Entered via front door, staircase to first floor, radiator.

**Lounge/Dining Room 20'2" x 11'5" (6.14m x 3.49m)**



Double glazed windows to front and rear, fire set in and surround, laminate flooring, understairs storage cupboard, radiator, open plan to the kitchen.

**Kitchen 8'6" x 8'1" (2.58m x 2.47m)**



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for washing machine and cooker, radiator, wall mounted boiler, double glazed windows to side and rear, double glazed door to side leading to the rear garden.

### First Floor

**Landing 10'2" x 2'5" (3.11m x 0.74m)**

Access to loft.

**Bedroom 1 10'11" x 15'4" (3.34m x 4.67m)**



Double glazed window to front, storage cupboard, radiator.

### Bedroom 2 8'11" x 9'1" (2.73m x 2.77m)



Double glazed window to rear, radiator.

### Bathroom 5'7" x 5'11" (1.71m x 1.80m)



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled splashbacks, radiator, frosted double glazed window to rear.

### External



There are steps to the property, the front area has a garden with shrubs and trees.

The rear garden is elevated, with steps to a lawned garden.



### Agents Note

Tenure \_ Freehold

Council Tax Band - A

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 38 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

### Aerial Images



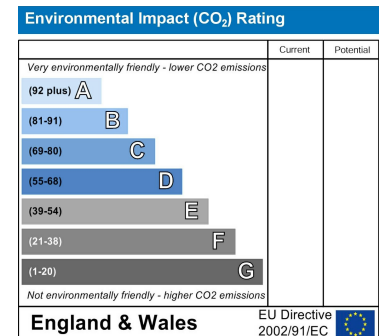
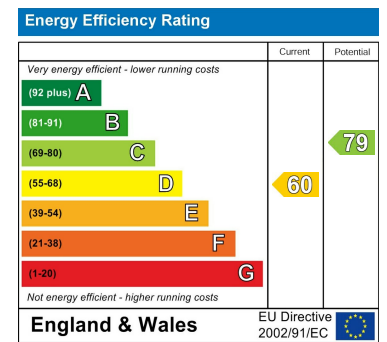
## Floor Plan



## Area Map



## Energy Efficiency Graph



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