



20 Gwynedd Avenue, Townhill, Swansea, SA1 6LG

£140,000

This end terrace house spanning 743 square feet is an excellent choice for first-time buyers or those looking for a promising buy-to-let investment. Upon entering, you are welcomed by a practical entrance hall that leads into a cosy lounge, creating a warm and inviting atmosphere. The lounge conveniently connects to the kitchen, which then opens into a rear porch, providing easy access to the bathroom and enhancing the overall functionality of the home. As you ascend to the first floor, you will discover three bedrooms, with the main bedroom featuring an en-suite WC, adding a touch of privacy and convenience. Externally, the property includes a lean-to storage area, accessible from both the front and rear, offering additional utility for outdoor equipment or personal belongings.

The location of this property is particularly advantageous, boasting excellent transport links to the City Centre, Swansea University, and local schools. Additionally, the nearby Fforest Fach retail park caters to all your shopping and leisure needs, making it an ideal spot for modern living.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, Staircase to first floor.

Lounge 12'0" x 15'1" (3.65m x 4.61m)



Double glazed window to front, laminate flooring, under-stairs storage cupboard, radiator, door to the kitchen.

Kitchen 8'5" x 11'3" (2.56m x 3.44m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, radiator, laminate flooring, double glazed window to rear open plan the rear porch.

Rear porch



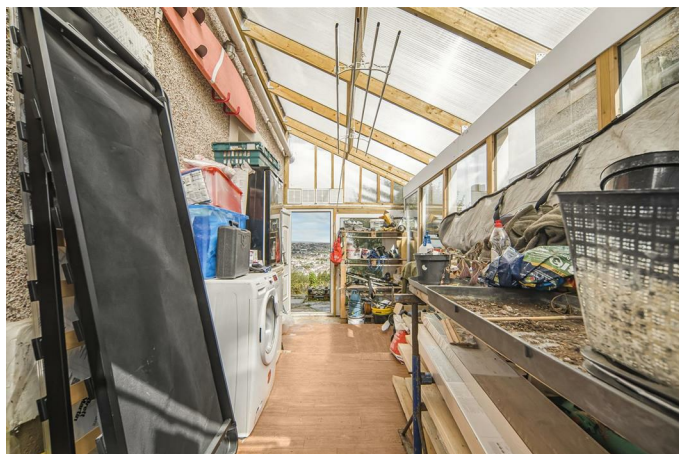
Door to rear garden and door to the bathroom.

Bathroom



Three piece suite comprising bath with shower over and WC, half tiled walls, radiator, double glazed window to side.

Lean to Storage



With access from the front and rear and windows to the side.

First Floor

Landing

Double glazed window to side.

Bedroom 1 9'3" x 14'5" (2.81m x 4.39m)



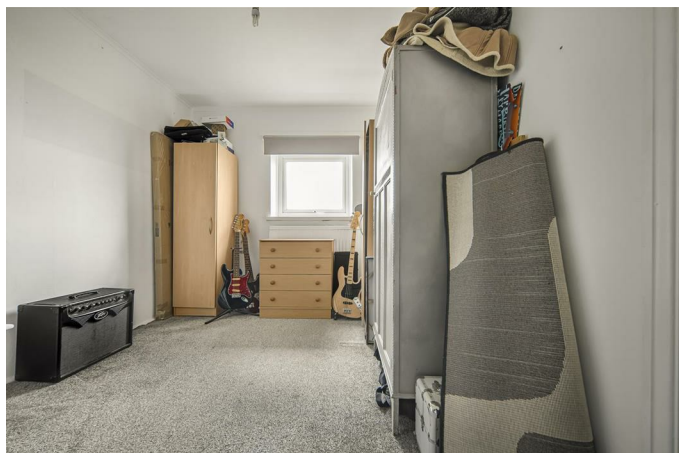
Double glazed window to front, storage cupboard, door to the en-suite wc.

En-suite



Two piece suite comprising wash hand basin and WC.

Bedroom 2 11'8" x 8'8" (3.56m x 2.65m)



Double glazed window to rear, radiator.

Bedroom 3 8'4" x 8'8" (2.55m x 2.65m)



Double glazed window to rear, radiator.

External



Steps lead down to the front door, accompanied by a lawned garden. Side access is available through a lean-to, providing a convenient route to the rear garden.

At the rear, a patio area directly outside the back door leads onto a lawn garden.

Rear Garden



Aerial Images





Agents Note

Tenure - Freehold

Council Tax Band - A

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

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 22 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

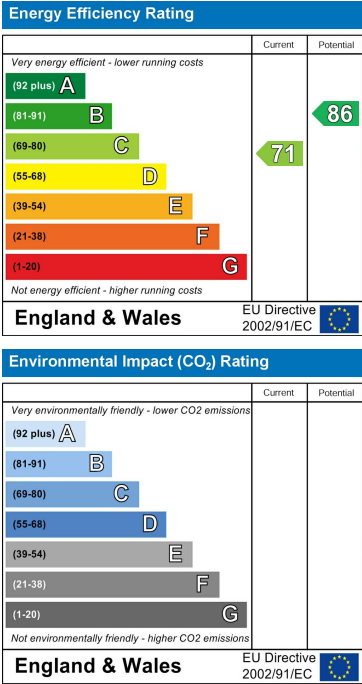
Floor Plan



Area Map



Energy Efficiency Graph



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