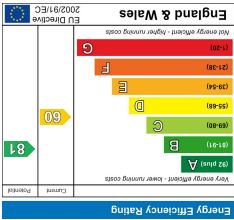
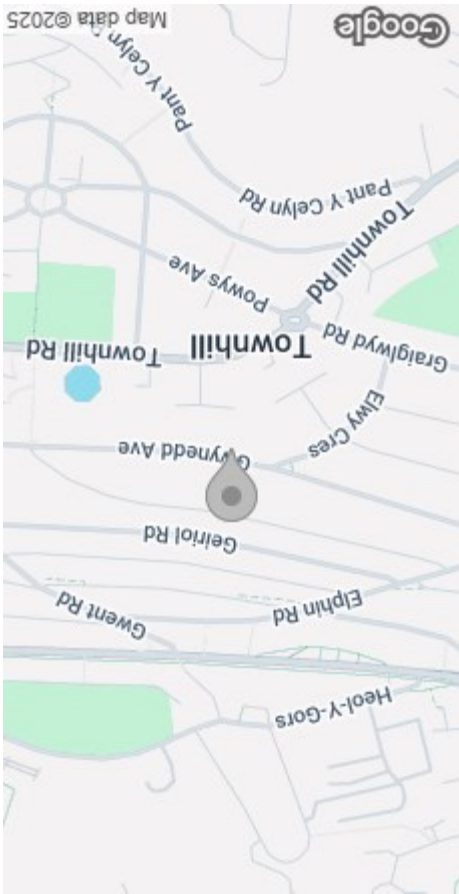


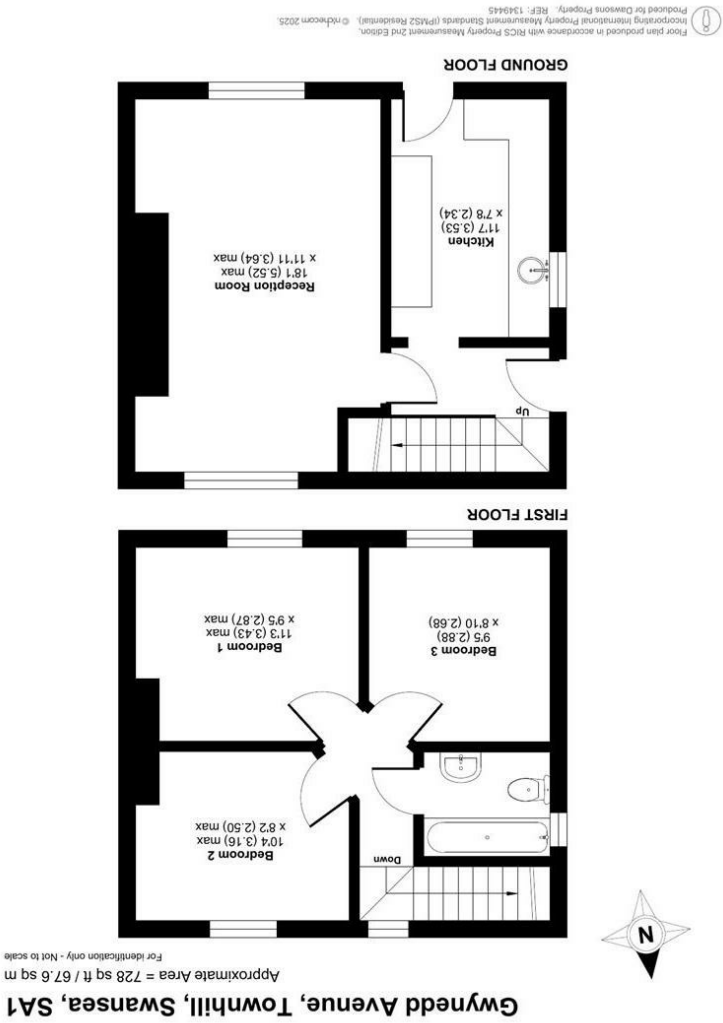
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

We are pleased to offer for sale this semi detached ex-local authority property situated in the popular area of Townhill, Swansea.

The ground floor comprises an entrance hallway, lounge, and kitchen, while the first floor offers three bedrooms and a bathroom

Externally, the property benefits from front and tiered garden to rear with views.

Conveniently located close to local amenities and schools, the property also enjoys excellent transport links to Swansea City Centre, Swansea University, and Fforestfach Retail Park.

An ideal first-time buy or investment opportunity. Viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground Floor

Hallway

Reception Room
18'1" (max) x 11'11" (max)
(5.52m (max) x 3.64m (max))

Kitchen
11'6" x 7'8" (3.53m x 2.34m)

First Floor

Landing

Bedroom 1
11'3" (max) x 9'4" (max) (3.43m (max) x 2.87m (max))



Bedroom 2
10'4" (max) x 8'2" (max) (3.16m (max) x 2.50m (max))

Bedroom 3
9'5" x 8'9" (2.88m x 2.68m)

Bathroom

External

Front Garden

Tiered Garden to Rear with Views

Tenure - Freehold

Council Tax Band - A

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

