



Energy efficiency rating		England & Wales	
Current	70	70	70
Target	85	85	85

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2025. Produced for Dawson Property. REF: 1260775



Gwynedd Avenue, Townhill, Swansea, SA1



## AREA MAP



GENERAL INFORMATION

We are pleased to offer for sale this semi detached home situated in Townhill, Swansea. The property comprises entrance hallway, two reception rooms and a kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property offers front and rear gardens and views.. The property is very conveniently located close to local amenities, schools and provides great transport links to Swansea City Centre, Swansea University and Fforestfach Retail Park. Viewing is highly recommended to appreciate what this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen  
10'10" x 6'7" (3.31m x 2.02m)

Lounge/Dining Room  
16'1" (max) x 13'6" (4.91m (max) x 4.12m)

Reception Room  
13'4" x 8'11" (4.08m x 2.74m)

First Floor

Landing



Bedroom 1  
15'10" x 11'11" (4.84m x 3.65m)

Bedroom 2  
11'11" x 9'7" (3.65m x 2.94m)

Bedroom 3  
12'10" x 8'0" (3.92m x 2.46m)

Shower Room

External

Front & Rear Gardens

Tenure - Freehold

Council Tax Band - A

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

