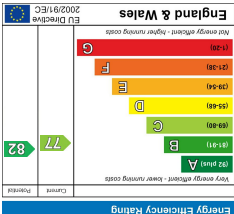
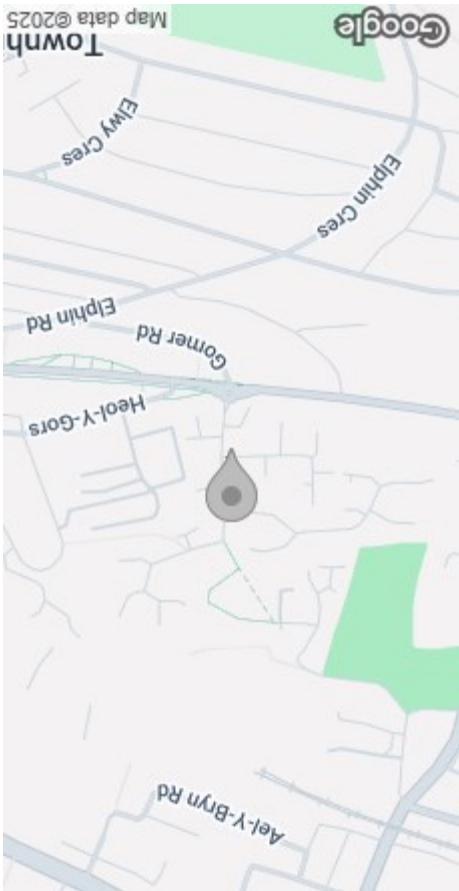


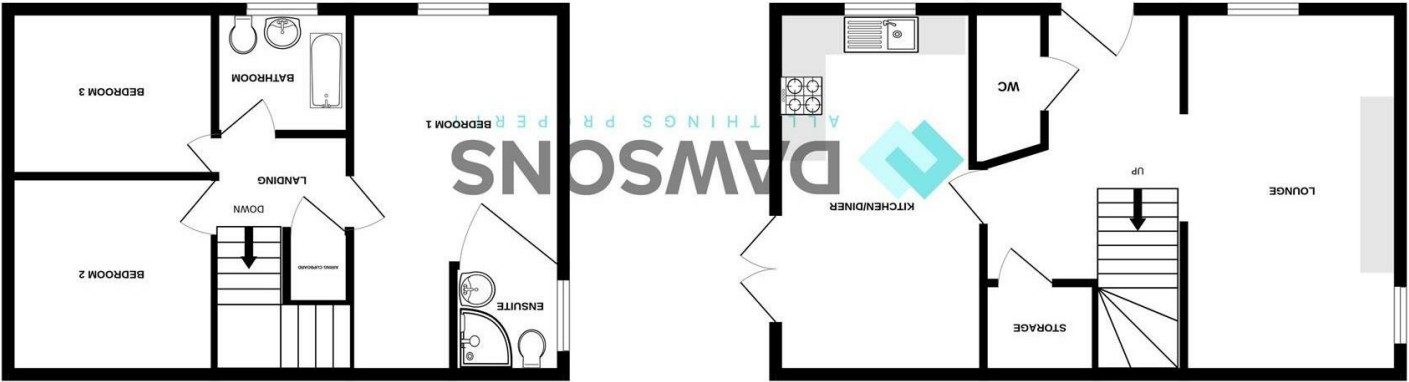
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



1 Charlotte Court  
Townhill, Swansea, SA1 6RF  
Offers In The Region Of £240,000





GENERAL INFORMATION

Dawsons are delighted to present this beautifully presented detached family home, located in the popular residential area of Townhill, Swansea.

The accommodation is arranged over two floors and comprises an entrance hallway, lounge, WC, storage cupboard, and a modern kitchen/diner to the ground floor. The first floor offers a master bedroom with en-suite shower room, two further bedrooms, and a family bathroom.

Externally, the property benefits from a lawned frontage and an enclosed rear patio garden—an ideal space for families to relax and entertain.

Conveniently located close to local amenities, Fforestfach Retail Park, the M4 corridor, and Swansea City Centre, this home is perfectly placed for modern family living.

This property is being marketed on a multiple agency basis.

Viewing is highly recommended to fully appreciate this lovely home.

FULL DESCRIPTION

Ground Floor

Hallway

Lounge  
10'0" x 16'10" (3.07 x 5.15)

Downstairs WC

Kitchen/Dining Room  
16'8" x 9'8" (5.1 x 2.95 )

Storage Cupboard

First Floor

Landing

Bedroom 1  
16'11" x 10'2" (5.158 x 3.1)



Ensuite

Bedroom 2  
9'8" x 8'8" (2.97 x 2.65)

Bedroom 3  
9'8" x 7'10" (2.97 x 2.41)

Family Bathroom  
6'5" x 5'6" (1.96 x 1.7)

Airing Cupboard

External

Front Garden

Enclosed Patio Rear Garden

Tenure - Freehold

Council Tax Band - D

EPC - C

N.B

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

