



30 Gwynedd Gardens

Townhill, Swansea, SA1 6LQ

Asking Price £120,000



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

13'1" (max) x 12'4" (3.99m (max) x 3.78m)

Kitchen

17'2" x 8'0" (5.25m x 2.45m)

First Floor

Landing

Bedroom 1

10'5" x 9'3" (3.20m x 2.82m)

Bedroom 2

10'2" x 8'11" (3.11m x 2.72m)

Bedroom 3

8'8" x 8'3" (2.65m x 2.54m)

Bathroom

External

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - A

AREA MAP



FLOOR PLANS



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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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