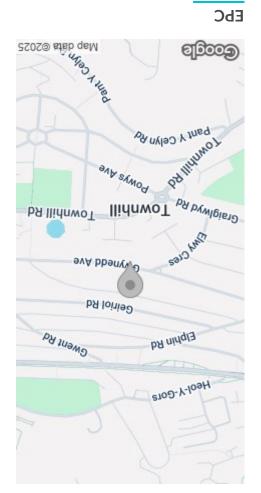
151 Gwynedd Avenue

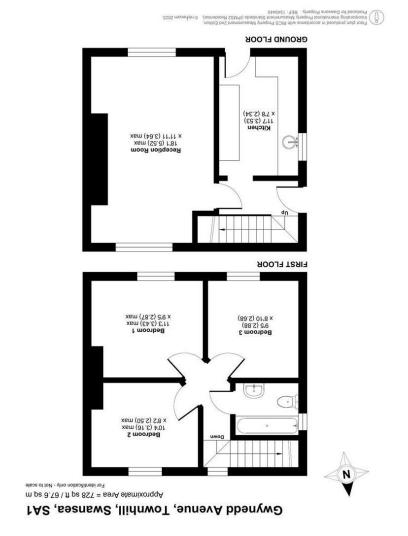






**AREA MAP PLOOR PLAN** 







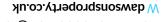
or warranty in respect of the property. statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set 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











11 Walter Road, Swansea, SA1 5NF

### **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) )

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) )



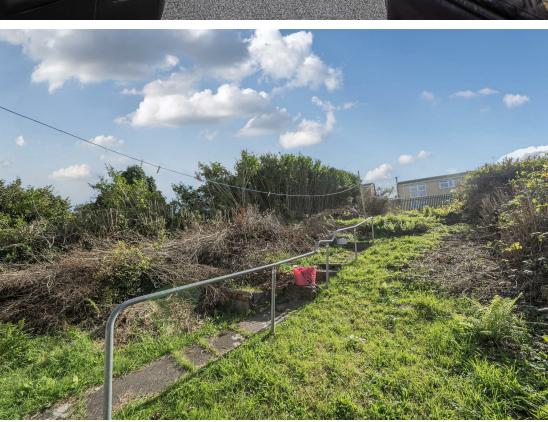












Bedroom 2 10'4" (max) x 8'2" (max) (3.16m (max) x 2.50m (max) )

**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