



## Bath Avenue, offers in excess of £150,000

- Viewing Highly Recommended
- Close to M4 Corridor
- Close To Morriston Hospital and DVLA
- No Ongoing Chain
- EPC Rating: D





## About the property

Located in a popular residential area, this well-maintained two-bedroom mid-terraced property offers comfortable and stylish living, perfect for first-time buyers or those looking to downsize. The home combines convenience with charm.

Inside, the property is immaculately presented throughout, featuring a modern interior that's ready to move into. The ground floor includes a bright and welcoming living area, a well-appointed kitchen offering ample storage and workspace, a separate dining room and access to a low-maintenance rear garden-ideal for relaxing or entertaining with a decking area and patio to the back

Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom all finished to a high standard

Set within easy reach of local transport links, the M4 motorway, and Swansea City Centre, the location is perfect for commuters while still offering a quiet, community-focused environment. This is an ideal home for first time buyers, small families, or those looking to downsize without compromising on quality.



## Accommodation

### Hall

10' 9" x 5' 6" ( 3.28m x 1.68m )

### Dining Room

10' 9" x 9' 2" ( 3.28m x 2.79m )

### Lounge

12' 8" x 15' 1" ( 3.86m x 4.60m )

### Kitchen

9' 8" x 7' 9" ( 2.95m x 2.36m )

### Bedroom One

10' 5" x 15' 1" ( 3.17m x 4.60m )

### Bedroom Two

13' 3" x 9' 3" ( 4.04m x 2.82m )

### Bathroom

10' 1" x 5' 4" ( 3.07m x 1.63m )

### Landing

10' x 7' 6" ( 3.05m x 2.29m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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