



Eigen Crescent, £120,000

- Perfect First Time Buy
- Large Rear Garden
- Modern Throughout
- Close Distance To Swansea City Centre
- EPC Rating: D



2 1 1



About the property

Presenting for sale this beautiful semi-detached house, situated in a much sought after location in Townhill , Swansea. The property is in a good condition with a smart, neutral interior ready for you to add your own personal touch. The house boasts a total of two generously sized bedrooms, a single bathroom, and a well-equipped kitchen. The kitchen is a wonderful space, large enough to incorporate a dining area, perfect for entertaining guests or enjoying family meals. The property also features a spacious reception room, providing ample space for relaxation and socialising, and a sense of homely comfort. One of the major advantages of this property is its prime location. It benefits from excellent public transport links making daily commuting a breeze. Moreover, it is situated within easy reach of local amenities, ensuring that shops, schools, and healthcare facilities are just a short stroll away. This property is ideal for first-time buyers looking to get a foothold on the property ladder. It also presents a great opportunity for investors seeking a property with strong potential for both capital growth and rental income. All viewings to be booked thorough our Swansea sales team on 01792 641481 or swansea@peteralan.co.uk.



Accommodation

Kitchen

8' 1" x 13' 3" (2.46m x 4.04m)

Lounge

14' 3" x 10' 4" (4.34m x 3.15m)

Bathroom

4' 9" x 4' 9" (1.45m x 1.45m)

Utility Room

4' 6" x 5' 9" (1.37m x 1.75m)

Bedroom 1

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom 2

11' 5" x 9' 8" (3.48m x 2.95m)

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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



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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