



## 13 Bryn Y Clochudd, Townhill, Swansea, SA1 6AW

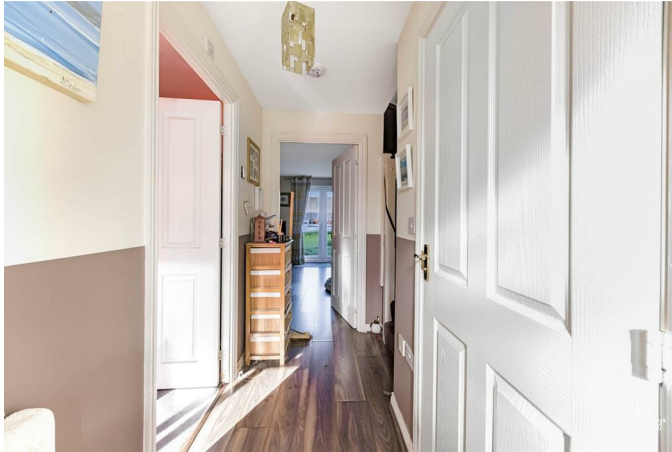
**£180,000**

Conveniently located near the City Centre, M4, and local amenities, this three bedroom end link property is ideal for first-time buyers. The ground floor features an entrance hall, a WC, kitchen, and a lounge/dining room with double doors leading to the rear garden. Upstairs, the property offers three bedrooms, including a master with an en-suite, and a family bathroom. Additional benefits include a driveway and a rear garden making this an excellent opportunity for those looking for a well located home.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, laminate flooring, staircase to first floor.

#### WC



Two piece suite comprising wash hand basin and WC. Tiled splashback, radiator, frosted double glazed window to front.

#### Kitchen 10'8" x 8'8" (3.26m x 2.63m)



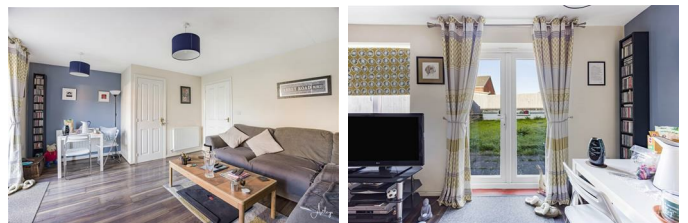
Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, built-in electric oven and four ring electric hob with extractor hood over, double glazed window to front, radiator.

#### Lounge/Dining Room 13'9" x 15'11" max (4.20m x 4.87m max)



Double glazed window to rear, laminate flooring, understairs storage cupboard, two radiator, double glazed double doors to garden.

#### Another Aspect Of The Lounge/Dining Room



### First Floor

### Landing

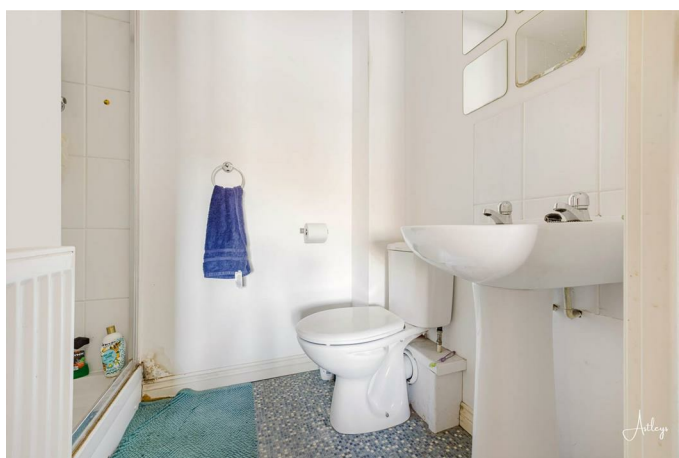
Double glazed window to side, storage cupboard, access to loft.

### Bedroom 1 10'0" x 9'2" (3.07m x 2.80m)



Double glazed window to rear, built-in wardrobe, radiator.

### En-suite



Three piece comprising wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, radiator.

### Bedroom 2 12'10" x 8'7" (3.92m x 2.63m)



Double glazed window to front, radiator.

### Bedroom 3 6'7" x 6'7" (2.00m x 2.00m)



Double glazed window to rear, radiator.

## Bathroom



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to front, radiator.

## External

To the front of the property is a small garden, and side driveway for parking with side access to the rear garden.

The rear garden is enclosed with a small patio and lawned garden.

## Aerial Images

### Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

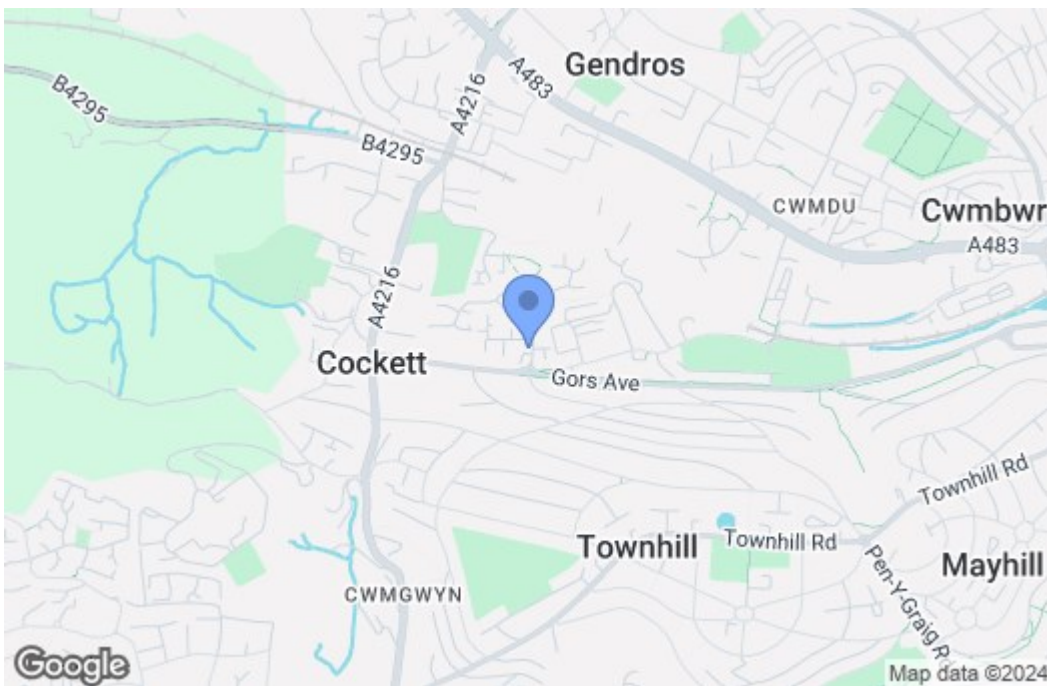
Broadband -Basic - 8 Mbps Superfast 76 Mbps Ultrafast -1000 Mbps

Satellite / Fibre TV Availability- BT Sky

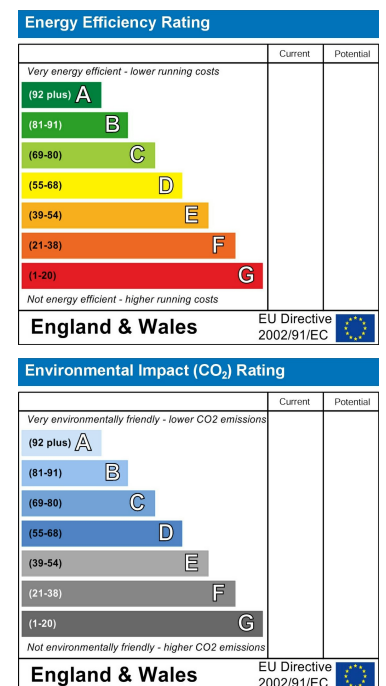
## Floor Plan



## Area Map



## Energy Efficiency Graph



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