



13 Bryn Y Clochdyd, Townhill, Swansea, SA1 6AW

Offers Over £170,000

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)



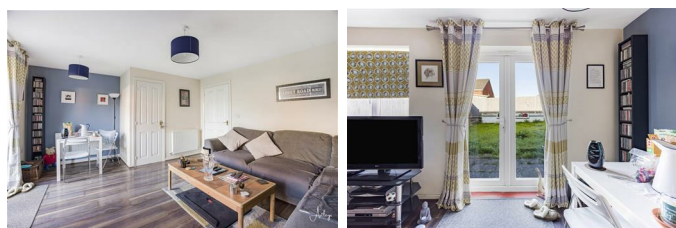
Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, built-in electric oven and four ring electric hob with extractor hood over, double glazed window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

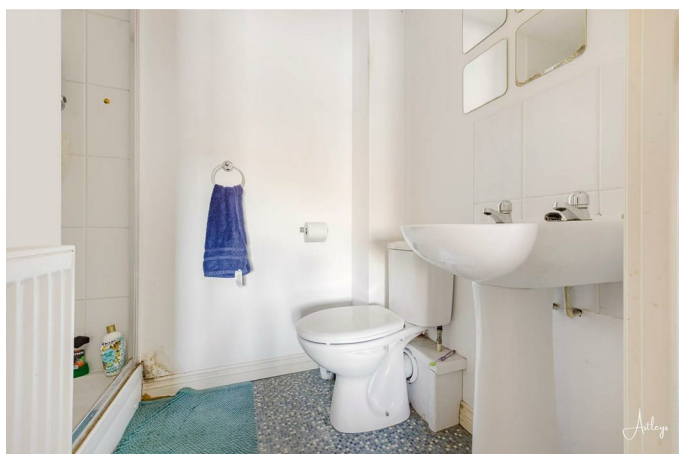
Double glazed window to side, storage cupboard, access to loft.

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

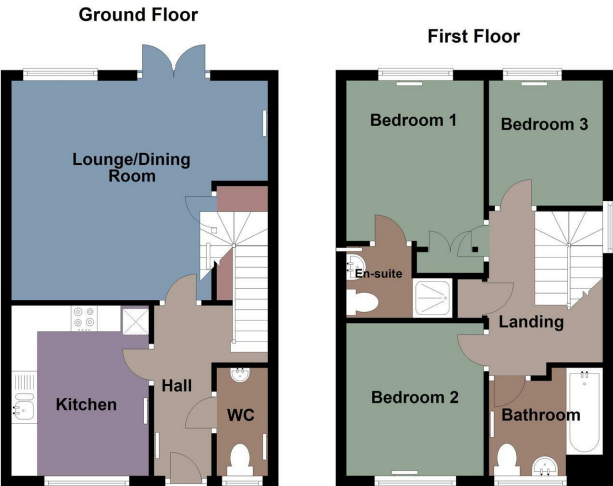
Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

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

Satellite / Fibre TV Availability- BT Sky

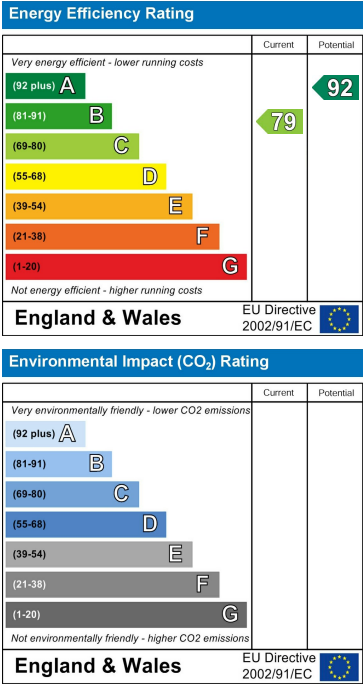
Floor Plan



Area Map



Energy Efficiency Graph



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