



## Gors Avenue, Townhill Swansea

**£100,000**

- Three bedroom mid-terraced property
- Investment Opportunity
- Tenants in situ
- Modern throughout
- EPC Rating: C



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## About the property

Located on Gors Avenue in the popular Townhill area, this well-presented mid-terrace property represents an ideal investment opportunity with tenants currently in situ.

The accommodation briefly comprises a spacious lounge and a modern fitted kitchen to the ground floor, along with a convenient downstairs bathroom. To the first floor are three well-proportioned bedrooms.

The property has been modernised throughout and is maintained to a good standard. Externally, there is a garden to the front, a private rear courtyard, and the added benefit of parking to the rear.

Conveniently situated close to local amenities, public transport links, and access routes into the city, this property offers a ready-made investment opportunity.

Currently achieving £540PCM with potential for increasing your income.

## 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.