



## Gwynedd Avenue, Townhill Swansea

**offers over £130,000**

- Semi-Detached Three Bedroom Property
- Opportunity to modernise
- Freehold
- Front and rear garden with on-street parking
- EPC Rating: D



 3  1  2





## About the property

Located on Gwynedd Avenue, Townhill, this semi-detached property offers an opportunity for buyers seeking a home to put their own stamp on.

The ground floor comprises a bright living room, a separate dining room, and a kitchen with access to the garden. Upstairs you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, providing outdoor space for relaxation or entertaining, and enjoying the fantastic views.

While the home would benefit from modernisation throughout, it offers solid potential to create a comfortable family home or an attractive rental

## 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.

## Accommodation

### Lounge

15' 9" x 13' 3" ( 4.80m x 4.04m )

### Dining Room

8' 9" x 13' 4" ( 2.67m x 4.06m )

### Kitchen

12' 3" x 3' 8" ( 3.73m x 1.12m )

### Bedroom 1

15' 4" x 11' 9" ( 4.67m x 3.58m )

### Bedroom 2

9' 6" x 11' 9" ( 2.90m x 3.58m )

### Bedroom 3

12' 3" x 8' 3" ( 3.73m x 2.51m )

### Bathroom

5' 8" x 7' 9" ( 1.73m x 2.36m )