

## 291 Gwynedd Avenue, Cockett, Swansea, SA2 0XR

**£160,000**

Situated in a popular and well-established residential area of Cockett, this semi-detached property presents an excellent renovation opportunity for investors and buyers looking for a project. The property requires full refurbishment throughout and is in need of complete modernisation.

The accommodation offers good potential with well-proportioned rooms and scope to reconfigure.

The location is in a convenient setting, with easy access to local schools, shops, and amenities. Swansea City Centre, Fforestfach Retail Park, and the M4 motorway are all within easy reach.

A fantastic opportunity for those seeking a full renovation project in a desirable and accessible area. Viewing is recommended for buyers ready to unlock the property's potential.

This property is situated in a popular and convenient location, with local amenities, schools, and parks within easy reach. The potential for refurbishment allows you to tailor the home to your taste, making it a fantastic opportunity for both investors and those looking to settle in a vibrant community.



## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door front porch, staircase to first floor, radiator.

#### Lounge 10'3" x 12'0" (3.13m x 3.66m)



Double glazed bay window to front, radiator.

#### Dining Room 12'7" x 12'0" (3.84m x 3.66m)



Double glazed bay window to rear, radiator.

#### Kitchen 8'5" x 6'2" (2.57m x 1.87m)



Fitted with a range of wall and base units providing worktop and storage space, stainless steel sink unit, double glazed window to side, double glazed door to rear.

### First Floor

#### Landing

Double glazed window to side, access to loft.

#### Bedroom 1 10'11" x 12'0" (3.32m x 3.66m)

Double glazed bay window to front, radiator.

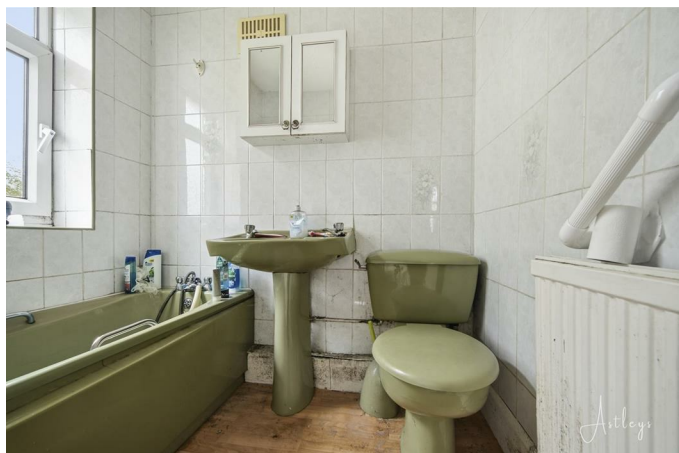
#### Bedroom 2 12'7" x 12'0" (3.84m x 3.66m)

Double glazed window to rear, radiator.

#### Bedroom 3 6'1" x 6'2" (1.86m x 1.88m)

Double glazed window to front, radiator.

### Bathroom



Three piece coloured suite comprising bath, wash hand basin and WC. Radiator.

### External

To the front of the property is a lawned garden with steps to the front door.

### Rear Garden



### Aerial Images

#### Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

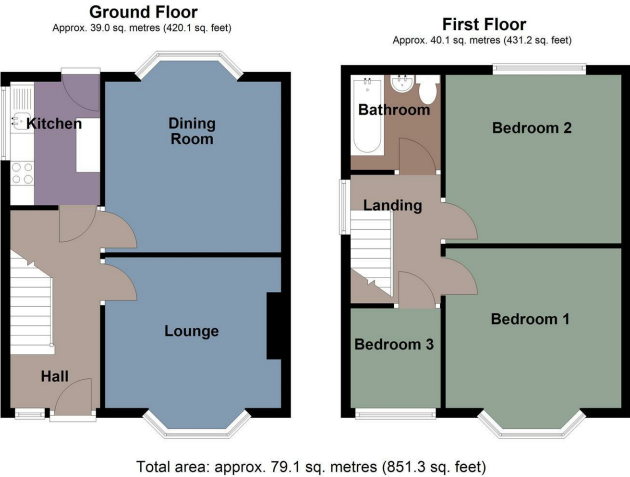
Parking - On Street

Mobile coverage - EE Vodafone O2

Broadband - Basic 11 Mbps Superfast 44 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

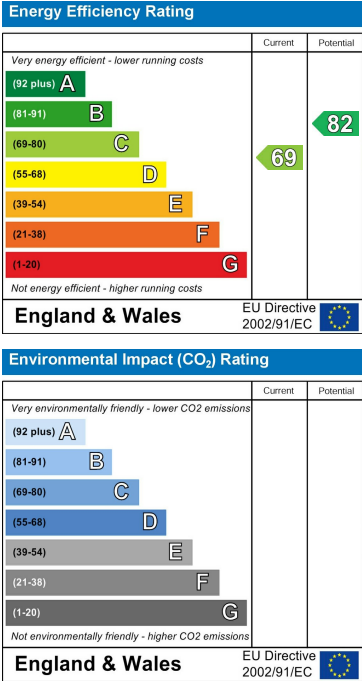
Floor Plan



Area Map



Energy Efficiency Graph



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