



## 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



Broadband - Basic 11 Mbps Superfast 44 Mbps Ultrafast 10000 Mbps  
Satellite / Fibre TV Availability -BT Sky Virgin

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

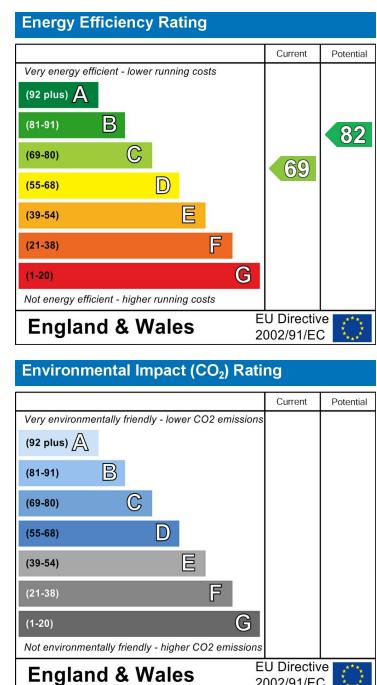
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.