



**pa peter  
alan**

## Gomer Road, Townhill Swansea

**£120,000**

- Two bedroom
- Spacious reception room
- Modern fitted kitchen
- Well presented throughout
- EPC Rating: Awaited



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## About the property

Situated on the popular Gomer Road, this modern two-bedroom home is an ideal opportunity for first-time buyers or investors seeking a property ready to move into.

The accommodation comprises a bright and spacious reception room, perfect for relaxing or entertaining, alongside a modern fitted kitchen offering ample storage and worktop space. The property has been well maintained throughout, requiring very little work, allowing buyers to move straight in with ease.

Upstairs offers two well-proportioned bedrooms and a contemporary bathroom. To the rear, the attractive tiered garden provides a pleasant outdoor space with potential for seating or entertaining areas.

Conveniently located close to local amenities, schools, and transport links, this property represents a fantastic first-time buy in a desirable residential area.

## Accommodation

### Lounge

20' 3" x 14' ( 6.17m x 4.27m )

### Kitchen

### Bedroom 1

15' 4" x 11' 1" ( 4.67m x 3.38m )

### Bedroom 2

9' 1" x 8' 11" ( 2.77m x 2.72m )

## 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.