



## Townhill Road, £130,000

- Modern Throughout
- Perfect First Time Purchase
- Close Distance To Swansea City Centre
- No onward chain
- Close to local amenities
- Outbuilding Located In The Rear Garden
- EPC Rating: C



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  1
  2



## About the property

This neutrally decorated mid-terrace house is now available for sale. It is an excellent choice for first-time buyers, investors, or families looking for a property with a welcoming atmosphere. Located in a convenient area, the property is close to public transport links, schools, and a number of peaceful parks, making it perfect for those who value accessibility and the outdoors. The home features three bedrooms, providing ample space for a growing family or for guests. A single, well-maintained bathroom serves the property. The house also benefits from two receptions room, which can be transformed into a cosy living area, a home office, or a recreational room, depending on your needs. The property includes a kitchen, providing a wonderful space for cooking and meal preparation. The kitchen retains the neutral décor found throughout the home, creating a serene and calming space for family meals. Furthermore, the house is in council tax band A, which is advantageous for potential buyers. This is a fantastic opportunity to purchase a home that offers great potential, excellent location, and unique features. Don't miss out on this fantastic opportunity.



# Accommodation

**Agent Note**

8' 7" x 7' 9" ( 2.62m x 2.36m )

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

**Lounge**

8' 8" x 13' 2" ( 2.64m x 4.01m )

**Kitchen**

12' 3" x 7' 9" ( 3.73m x 2.36m )

**Dining Room**

8' 9" x 10' 6" ( 2.67m x 3.20m )

**Bathroom**

5' 9" x 5' 4" ( 1.75m x 1.63m )

**Bedroom 1**

14' 1" x 12' 8" ( 4.29m x 3.86m )

**Bedroom 2**

10' 6" x 12' 3" ( 3.20m x 3.73m )

**Bedroom 3**

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## Floorplan



## 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.

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