

122 Townhill Road, Cockett, Swansea, SA2 0UU

£120,000

A two bedroom semi detached property situated conveniently for the City Centre, local shops and amenities. The accommodation comprises of an entrance hall, lounge, kitchen/breakfast room and bathroom on the ground floor. On the first floor you will find two double bedrooms.

The property benefits from gas central heating, double glazing and a rear garden. An ideal first home. EPC Rating - E.

The Accommodation Comprises

Ground Floor

Hall

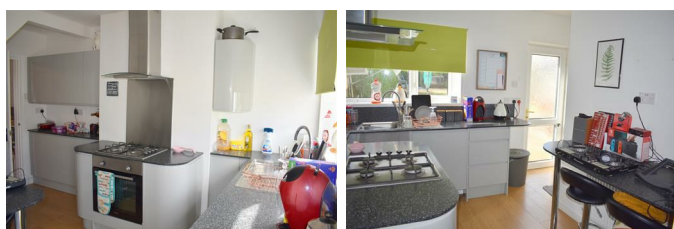
Entered via double glazed door to side, staircase to first floor.

Lounge 14'4" x 10'5" (4.38m x 3.17m)



Double glazed window to front, radiator.

Kitchen/Breakfast Room 6'7" x 13'0" (2.00m x 3.97m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit, breakfast bar, built-in electric oven, built-in four ring gas hob with extractor hood over, understairs storage cupboard, radiator, double glazed window to side, double glazed door leading to the garden.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Frosted double glazed window to side.

First Floor

Landing

Radiator.

Bedroom 1 14'4" x 10'5" (4.38m x 3.17m)



Double glazed windows to front and side, built-in cupboard, radiator.

Bedroom 2 14'4" x 9'10" (4.38m x 3.00m)



Double glazed windows to side and rear, radiator.

External

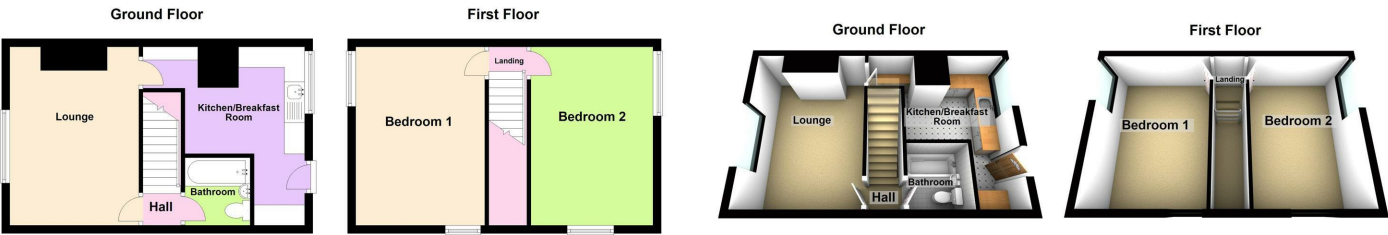


There is a rear garden with a patio area and a lawn garden.

TENURE

We have been advised by the vendor that the property is FREEHOLD.

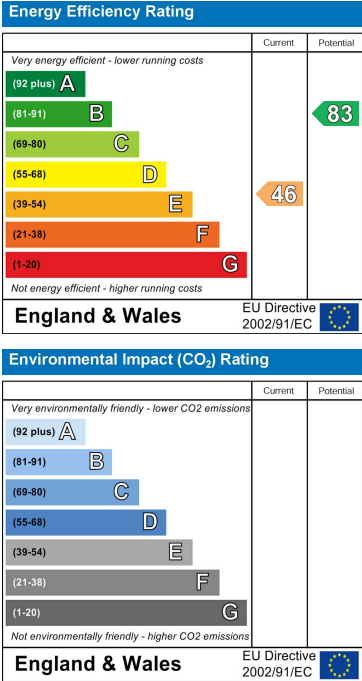
Floor Plan



Area Map



Energy Efficiency Graph



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