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86 CHARLOTTE COURT, TOWNHILL, SWANSEA,
ASKING PRICE £127,950



Super well presented property set in a pleasant cul de sac and ideal for a first time or Investment purchase. This modern home benefits from being low maintenance. Well located or access to City Centre, M4 and Fforestfach Retail Park. The accommodation comprise two bedrooms, first floor bathroom, lounge and fitted kitchen/diner. uPVC double glazing and gas central heating. Externally to the front aspect there is off road parking for 2 cars and to the rear a level laid to lawn garden. Viewing is advised., EPC = D.

GROUND FLOOR

LOUNGE 13'5 x 11' (4.09m x 3.35m)

Enter via glazed panel door, uPVC double glazed window to front and window to side, stairs to first floor, fireplace with electric coal effect fire, radiator, understairs storage cupboard.

KITCHEN/DINER 13'10 x 8'1 (4.22m x 2.46m)

Fitted range of matching wall and base units incorporating work preparation surface with tiled splash back, sink unit and drainer, plumbed for automatic washing machine, integrated gas hob, oven and extractor fan, uPVC double glazed window to rear, uPVC double glazed door to rear patio, radiator.

FIRST FLOOR

LANDING

UPVC double glazed window to side, loft access.

BEDROOM 1 11'5 x 10'4 (3.48m x 3.15m)

UPVC double glazed window to front, airing cupboard, radiator.

BEDROOM 2 9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed window to rear aspect, radiator.

BATHROOM

Modern three piece suite comprising low level w.c., panelled bath with shower attachment and screen, wash hand basin set in vanity, frosted uPVC double glazed window to rear, radiator.

EXTERNAL

FRONT

Two parking spaces.

REAR

Enclosed level laid to lawn garden with patio. Potential for side access, (subject to permission).

DIRECTIONS:-

From our Sketty Showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road, at the second mini roundabout turn left onto Cockett Road and at the traffic lights turn right onto Gors Avenue. At the roundabout turn left onto Brynffordd and then turn left into Charlotte Court

TENURE: Freehold

COUNCIL TAX:

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655