

94 Penygraig Road, Townhill, Swansea, SA1 6JZ

Asking Price £160,000

A three bedroom detached property with outstanding views of Swansea Bay to the front. The property has been partly refurbished to include; electrics, plastering/ceilings, exterior rendering, kitchen, bathroom and provision for off-road parking to the rear. The accommodation comprises to the ground floor; hall, lounge, dining room, kitchen, utility room and w/c. To the first floor are three bedrooms and bathroom. Externally to the rear is a good sized garden and off road parking accessed via a lane. There are some works to be completed but this is a lovely opportunity to purchase a detached family home and enjoy the beautiful views. EPC Rating - D.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door to hall.

Hall

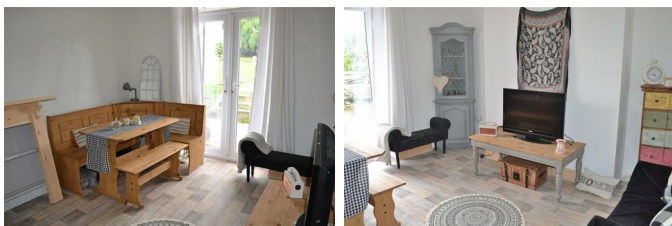
Staircase to the first floor, double glazed window to the front, two understairs storage cupboards, radiator.

Lounge 11'2" x 13'0" (3.40 x 3.96)



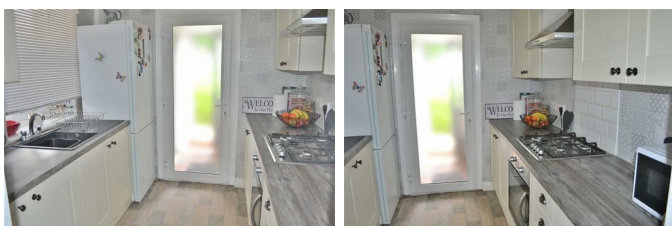
Double glazed bay window to the front, wooden fire surround, coved ceiling, radiator.

Dining Room 12'0" x 12'0" (3.67 x 3.65)



Double glazed French doors to the rear garden, coved ceiling, radiator.

Kitchen 8'9" x 7'5" (2.66 x 2.27)



Fitted with shaker style wall and base units with worktop over, inset sink with drainer and mixer tap. Integrated electric oven and gas hob with extractor hood over. Double glazed window to the side, glazed uPVC door to the utility room, tiled walls.

Utility Room 4'9" x 5'10" (1.45 x 1.79)

Double glazed window and uPVC door to the rear, plumbed for washing machine.

WC

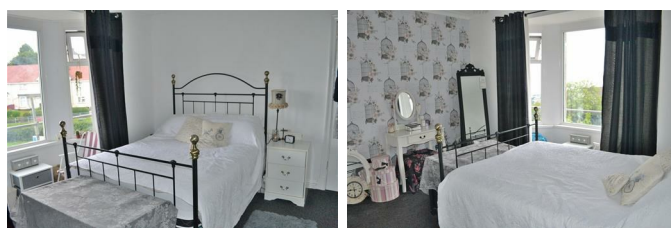
Frosted double glazed window to the rear, low level w/c and wash hand basin.

First Floor

Landing

Double glazed window to the side, coved ceiling.

Bedroom 1 11'2" x 12'11" (3.40 x 3.93)



Double glazed bay window to the front, coved ceiling, radiator.

Bedroom 2 11'11" x 12'11" (3.64 x 3.93)



Double glazed windows to the side and rear, coved ceiling, radiator.

Bedroom 3 7'10" x 6'6" (2.39 x 1.99)

Double glazed window to the front, coved ceiling, radiator.

Bathroom



A white three piece suite comprising; panelled bath with shower over and screen, low level w/c and pedestal wash hand basin. Two frosted double glazed windows to the rear, part tiled walls, two storage cupboards (one housing gas combination boiler), chrom

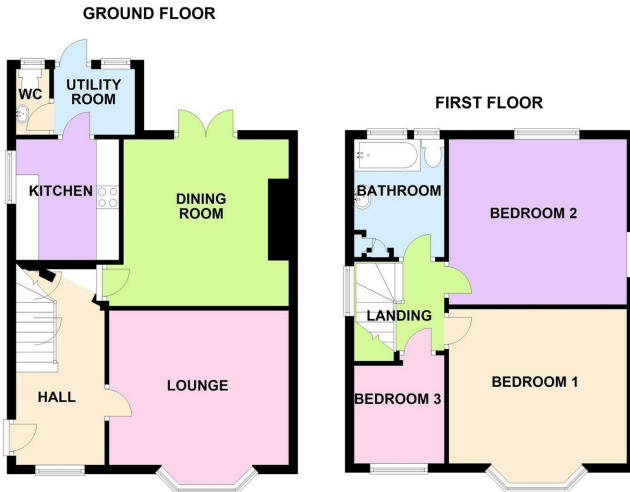
External

Rear Garden



Good size garden with lawned and patio areas, off road parking.

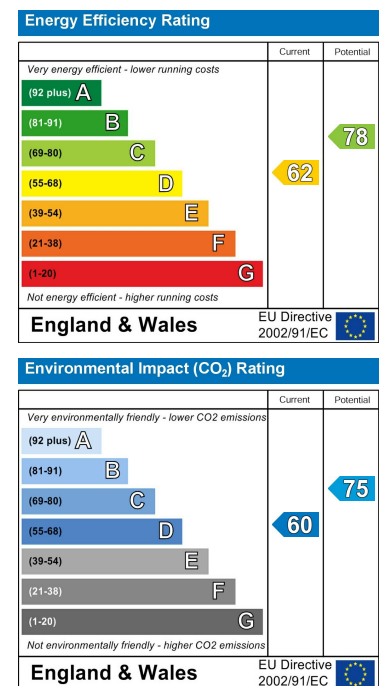
Floor Plan



Area Map



Energy Efficiency Graph



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