



**12 Townhill Road, Sketty, Swansea, SA2 0UR**

Bright and well proportioned traditional bay windowed semi detached property ideally situated in the convenient and popular area of Cockett boasting easy access to Gower college, Singleton hospital, Swansea University, Sketty, Fforestfach retail park, City centre and the M4. Comprising porch, welcoming entrance hallway, lounge, dining room, modern kitchen, three bedrooms, f/f bathroom and WC. Benefits include Upvc d/g, gas c/h, partial sea views, attractive woodland views from bedroom one, driveway parking and garage. Boasting a level enclosed laid to lawn rear garden. An ideal first time buy on investment property with no upward chain involved. EPC = E.

**Asking Price £187,000**

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## ENTRANCE

Enter via Upvc double glazed sliding glass panel double door into:

## PORCH

Upvc double glazed obscured glass panel door into:

## HALLWAY

Welcoming entrance hallway, wooden double glazed obscured glass windows to front, staircase to first floor, plate rack, built in under stairs storage cupboards, radiator, wood flooring, doors off to:

## LOUNGE 4.29m x 3.71m (14'1" x 12'2")

Upvc double glazed bay window to front, coving, alcoves, picture rail, radiator.

## DINING ROOM 4.09m x 3.45m (13'5" x 11'4")

Upvc double glazed bay window to rear enjoying a pleasant garden outlook, alcoves, picture rail, radiator.

## KITCHEN 2.62m x 2.18m (8'7" x 7'2")

Modern kitchen fitted with a range of high gloss wall and base units incorporating work surface over over, set in stainless steel sink and drainer with mixer tap, built in electric oven and grill with four ring hob with extractor hood over, plumbed for washing machine, Upvc double glazed obscured glass panel door to side, Upvc double glazed window to rear overlooking garden, cupboard housing wall mounted gas combination boiler, built in storage cupboard, ceramic wall and floor tiles.

## FIRST FLOOR

### LANDING

Light and airy landing area, Upvc double glazed window to side, picture rail, doors off to:

## BEDROOM 1 4.06m x 3.07m (13'4" x 10'1")

Upvc double glazed bay window to rear boasting a beautiful woodland outlook, picture rail, built in storage cupboard, radiator.

## BEDROOM 2 4.39m x 3.38m (14'5" x 11'1")

Upvc double glazed bay window to front offering some partial sea views, alcoves, picture rail, radiator.

## BEDROOM 3 2.26m x 2.18m (7'5" x 7'2")

Upvc double glazed window to front offering some partial sea views, picture rail, radiator.

## BATHROOM

Three piece suite comprising low level WC, vanity unit wash hand basin with waterfall mixer tap, panelled bath with waterfall mixer tap and mixer shower over, loft hatch, respetex wall panelling, Upvc double glazed obscured glass window to rear, wall mounted chrome towel radiator, tiled effect flooring.

## W.C.

Low level WC, Upvc double glazed obscured glass window to side, ceramic wall tiles, tiled effect flooring.

## EXTERNAL

## FRONT

Open access onto driveway with gated access for rear garden.

## REAR

Level enclosed rear garden laid to lawn with some mature shrubs and bushes, single detached garage with up and over door.

## DIRECTIONS:-

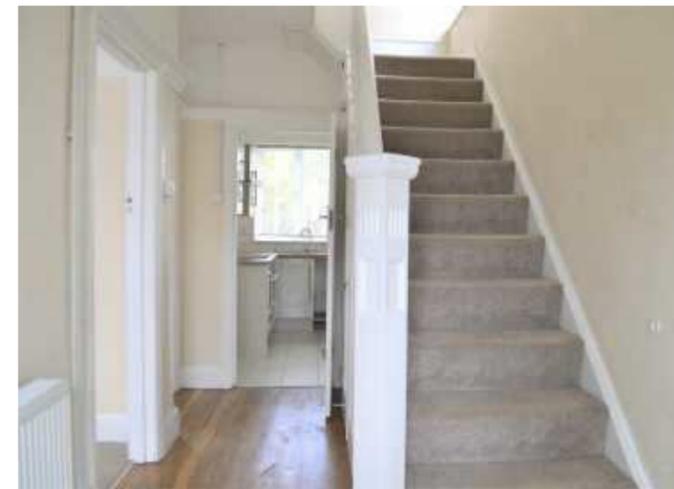
From our Sketty showroom take a right at the traffic lights onto Vivian Road. Proceed ahead going straight at the mini roundabout. On reaching the second mini roundabout bear left taking the next right at the third mini roundabout onto Townhill Road. Proceed up the hill and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** E

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.