



## **17A Llewellyn Circle, Townhill, Swansea, SA1 6SN**

A detached property in convenient location. The property comprises of lounge/dining room, kitchen/breakfast room and cloakroom to the ground floor, to the first floor there are three bedrooms and family bathroom. The property also benefits uPVC double glazing, gas central heating and off road parking. Viewing highly recommended, Ideal as family home or investment property. Freehold.

**Asking Price £115,000**



## **ENTRANCE**

Enter via uPVC double glazed front door into:

## **HALLWAY**

Stairs to first floor.

## **LOUNGE/DINING ROOM 6.55m x 3.91m (21'6" x 12'10")**

Three UPVC double glazed windows front and side, two radiators, laminate flooring.

## **KITCHEN/BREAKFAST ROOM 5.28m x 2.71m (17'4" x 8'11")**

Fitted with a range of wall and base units, stainless steel sink with single drainer and mixer taps, built in oven, hob and chimney style cooker hood, part tiled walls, tiled floor, radiator, wall mounted combination boiler, two uPVC double glazed windows front and side.

## **PORCH**

Tiled floor, uPVC double glazed external door to rear.

## **CLOAKROOM**

Two piece suite low-level w.c, wall mounted wash hand basin, radiator, uPVC double glazed window to side.

## **FIRST FLOOR**

### **LANDING**

Loft access, uPVC double glazed window to rear.

### **BEDROOM 1 4.39m x 2.70m (14'5" x 8'10")**

UPVC double glazed window to front, radiator.

### **BEDROOM 2 3.16m x 2.93m (10'4" x 9'7")**

Two uPVC double glazed windows front and side, laminate flooring, radiator.

### **BEDROOM 3 3.26m x 2.91m (10'8" x 9'7")**

UPVC double glazed window to side, radiator.

## **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin, low-level w.c, fully tiled walls, laminate flooring, radiator, uPVC double glazed window to side.

## **EXTERNAL**

### **FRONT**

Off road parking area, side gate leading to raised lawn area.

### **REAR**

Pathway leading to side with patio area..

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

