

# Dyfed Avenue

Townhill

£84,950 Freehold



Ideal First Time Purchase or Investment.

Curshall Estates are pleased to offer this semi detached Two bedroom furnished property in the SA1 area of Townhill. Close to City Centre and Townhill campus of Swansea University. It's an attractive and well maintained property consisting of a spacious living room and a generous kitchen/dining room and down stairs bathroom, with two generous double bedrooms to the first floor with breath-taking views over Swansea and Mumbles bay. Externally there is a generous well maintained landscaped back garden with Patio to front and rear. The garden is planted with numerous shrubs and has a lawned area to the rear and a patio area at the front and rear. 128 Dyfed Avenue is close to amenities and a primary school and within 5 minutes driving distance of Swansea City centre, the city boasts a wide range of leisure, social and daily amenities. Good road links to the M4 corridor and public transport facilities.



## Accommodation

You enter 128 Dyfed avenue via double glazed front door into a hallway. To the left is the family bathroom and straight ahead is the stairway to the first floor. On your right is the doorway to the lounge which has panoramic views over Swansea Bay with mumbles pier and lighthouse in the distance. The lounge has a wall mounted fire and is carpeted. The bathroom has a low level WC, a wall mounted basin and a bath with shower screen, electric shower over. The bathroom is fully tiled. The kitchen is an 'L' Shaped room. Double glazed door and window to the rear. Modern eye level and floor units with worktop over incorporating a sink unit, integrated gas hob and electric cooker, space for a washing machine, space for fridge freezer. Under stairs storage cupboard. The modern combi boiler is housed in a cupboard at the rear of the kitchen. The property has double glazed uPVC windows throughout.

## Room Specifications

### Ground Floor

Lounge 14' 6" x 10' 7" (4.42m x 3.22m)

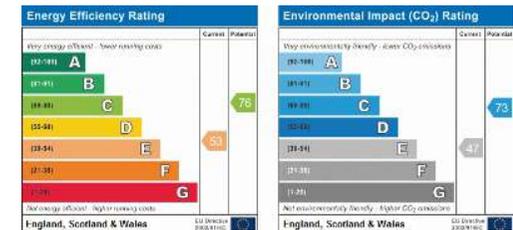
Kitchen 13' 3" Max x 13' 3" Max (4.03m x 4.03m)

Bathroom

### First Floor

Bedroom one 14' 3" x 10' 3" (4.35m x 3.13m)

Bedroom two 14' 3" x 10' 2" (4.35m x 3.10m)



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