



## 23 Pantycelyn Road, Townhill, Swansea, West Glamorgan. SA1 6NA

- Mid Terrace House
- Three Bedrooms
- No Chain
- Views of the Bay
- Rear Access



## PROPERTY DESCRIPTION

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White and Jones are delighted to bring to the sales market, a three bedroom, mid terraced property located on Pantycelyn Road, just outside of the City Centre. The property briefly comprises, to the ground floor: Entrance hallway, lounge, kitchen, bathroom with separate WC. To the first floor you will find three bedrooms. The rear of the property offers an tiered garden laid to lawn, with patio area. Steps leading up to a garage that is currently able to store items, but has the potential to be turned back into a garage. There is rear access to the property. The location of the property offers sweeping views of Swansea City and the Bay. Early viewing recommended. No onward chain. EPC: TBC. Council Tax Band: B.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Entered via UPVC door, fitted carpet, radiator.

#### Lounge

Laminate flooring, Upvc double glazed window to front, radiator, gas fire.

#### Kitchen

2.6m x 3.7m (8' 6" x 12' 2") A range of wall, base and drawer units, part tiled walls, tiled flooring, integrated oven with four ring gas hob and extractor fan over, stainless steel sink with drainer. UPVC window and door to rear, space for washing machine, strip lighting, radiator, under stair storage.

#### Bathroom

1.2m x 2.3m (3' 11" x 7' 7") Wood paneled walls, Upvc double glazed frosted window to rear, bath with shower tap, wash basin with vanity unit beneath, radiator.

#### WC

0.8m x 1.3m (2' 7" x 4' 3") Part tiled walls, Upvc double glazed frosted window to rear, WC.

### First Floor

#### Landing

Fitted carpet, attic hatch.

#### Bedroom One

3.3m x 4.2m (10' 10" x 13' 9") (to fitted wardrobes) Laminate flooring, fitted wardrobes, Upvc double glazed window to front, radiator.

#### Bedroom Two

2.6m x 3.1m (8' 6" x 10' 2") Laminate flooring, radiator, Upvc double glazed window to rear.

#### Bedroom Three

2.6m x 2.1m (8' 6" x 6' 11") Laminate flooring, Upvc double glazed window to rear, radiator

#### Externally

To the front of the property, you will find, steps leading to the front door and a front garden laid to lawn.

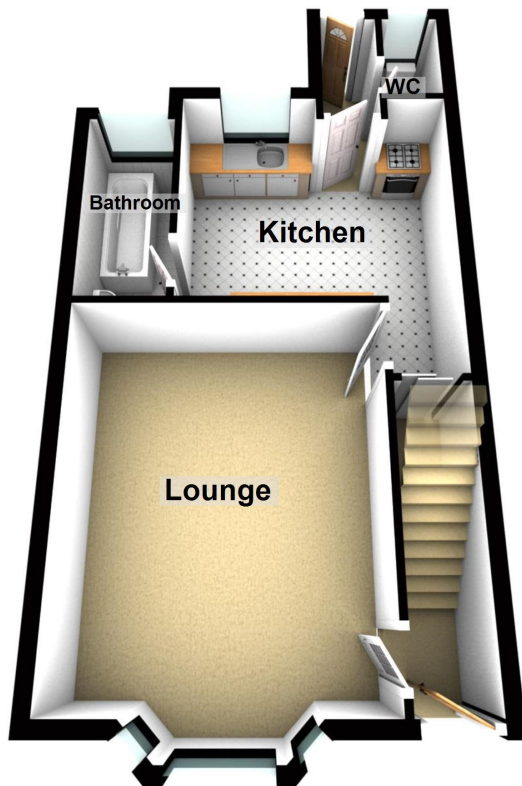
To the rear of the property, you will find a tiered garden laid to lawn with paved patio area. There are steps leading to a garage currently accommodating item storage, but has the potential to be turned back into a garage. There is rear access to the property.



# FLOORPLAN



## Ground Floor



## First Floor

