



## 2 Penygraig Road

Townhill, SA1 6HT

- End Terraced Property
- Three bedrooms
- Open Plan Lounge/Dining Area
- Convenient Location

Offers In Region Of  
**£130,000**

  
**White & Jones**  
PROPERTY



### **ENTRANCE HALL**

Entered via Upvc door, vinyl flooring, radiator.

### **OPEN PLAN LOUNGE/DINING ROOM**

Fitted carpet, Upvc double glazed window to front, 2x radiators, feature fireplace with electric fire, stairs to first floor.

### **KITCHEN**

A range of wall, base and drawer units, stainless steel sink with drainer, splash back tiling, tiled flooring, spot lighting, space for washing machine, space for fridge freezer.

### **FIRST FLOOR LANDING**

Fitted Carpet

### **BATHROOM**

Vinyl flooring, bath with electric shower over, WC, Wash basin, frosted double glazed window to side. Fully tiled walls, radiator.

### **BEDROOM ONE**

Fitted carpet, Upvc double glazed window to rear, radiator, cupboard housing boiler.

### **BEDROOM TWO**

Fitted carpet, radiator, Upvc window to front.



### **ROOM THREE**

Fitted carpet, radiator, Upvc double glazed window to front.

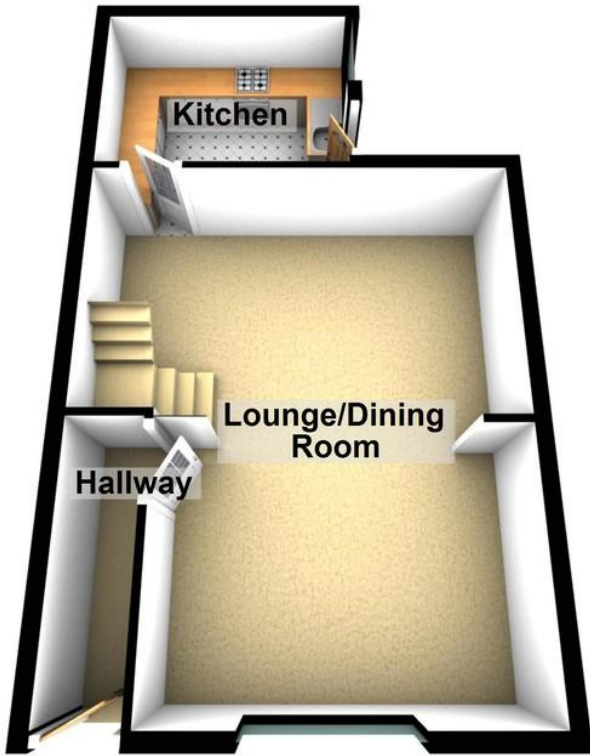
### **EXTERNALLY**

To the front of the property you will find steps leading to the front door.

To the rear of the property is a tiered garden, with steps leading to a hard standing area offering views of Swansea Bay and the City.



**Ground Floor**



**First Floor**



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 85   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 58   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Swansea City and Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements