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Estate & Letting Agents



**85 Pantycelyn Road, Townhill, Swansea, SA1
6ND**

Asking Price: £125,000

- Three Bedroom Family Home
- In Need Of Modernisation
- Three Piece Upstairs Bathroom Suite
- Lounge & Dining Room
- Far Reaching Views To Front Of Property
- No Onward Chain



Tel 01792 464757

Email sales@freshsales.co.uk

Descriptions

Fresh estate agents are delighted to offer to the market this three bedroom family home in need of some modernisation situated on Pantycelyn Road with far reaching views across The Mumbles and Swansea Bay. This family home is offered to the market with no onward chain and briefly comprises of entrance hall, lounge, dining room, fitted kitchen to the ground floor with three bedroom and a three piece family bathroom to the first. To the rear of the property is an enclosed garden which is mainly laid to lawn with side access but the real selling aspect to this home is to the front with a patio and lawned area overlooking The mumbles and Swansea Bay. Please call today to book a viewing on 01792 464757 (option 1)

Entrance Hall

Side aspect part opaque glazed door, front aspect glazed window, stairs to first floor landing, radiator, doors to:-

Lounge

4.11m x 3.01m (13' 6" x 9' 11") Dual aspect glazed windows, television point, radiator

Dining Room

3.03m x 2.71m (9' 11" x 8' 11") Front aspect glazed window with far reaching views, radiator, part open planned to:-

Kitchen

Rear aspect glazed window, rear aspect opaque glazed door to garden, range of eye and base level cupboards and drawers, roll top work surfaces, inset one and a half bowl stainless steel single drainer sink unit with mixer taps, space for cooker, space for upright fridge freezer, storage cupboard under stairs, space and plumbing for washing machine, breakfast bar

First Floor Landing

Rear aspect glazed window, access to loft space, doors to:-

Bedroom One

4.07m (max) x 2.99m (13' 4" (max) x 9' 10") Two front aspect glazed windows with far reaching views, radiator

Bedroom Two

3.77m x 3.26m (max) (12' 4" x 10' 8" (max)) Front aspect glazed window with far reaching views, radiator

Bedroom Three

Rear aspect glazed window, built in cupboard, radiator

Bathroom

Rear aspect opaque glazed window, three piece suite comprising of bath with shower over, W.C, wash hand basin, radiator

Outside

To the rear of the property is an enclosed garden which is mainly laid to lawn with side access but the real selling aspect to this home is to the front with a patio and lawned area overlooking The mumbles and Swansea Bay

Tenure

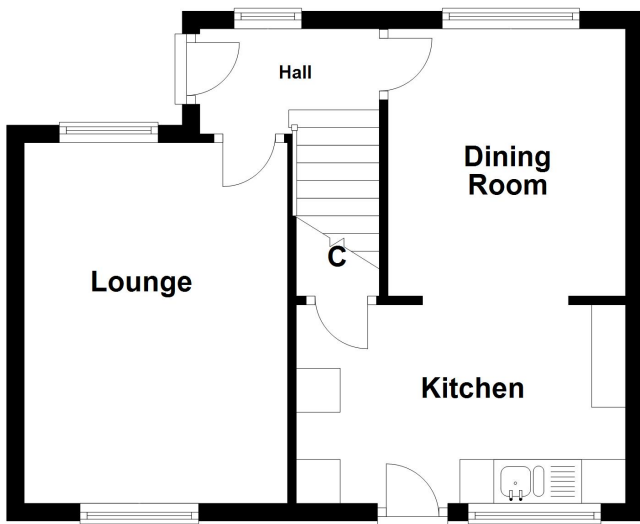
We believe the property to be freehold

DISCLAIMER

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers



Ground Floor



First Floor

