



16 Colwyn Avenue, Winch Wen, Swansea, SA1 7EH

Asking Price: £179,950

- An Extended 4 Bedroom End Of Terrace Property
- No Forward Chain
- Off Road Parking
- Ideal First Time Purchase Or Family Home
- First Floor Bathroom



Entrance Hallway

Entered via double glazed front door giving access to hallway with staircase giving access to the first floor, small double glazed picture window to front aspect, textured ceiling with coving, inner door giving access to rear lobby and further door to:-

Kitchen

5.509m x 2.548m (18' 1" x 8' 4")

A fully fitted kitchen with a selection of matching base and wall units in white with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, plumbing for automatic washing machine, space for fridge freezer, spot lighting, breakfast bar area, textured ceiling and double glazed windows to side and front aspect.

Lounge/Dining Room

7.917m x 5.237m (26' 0" x 17' 2")

A spacious light and airy room, ceiling rose, picture rail, fitted gas fire, textured ceiling with coving and double glazed French doors with matching glazed side panels opening onto rear garden.

Rear Lobby

2.385m x 1.196m (7' 10" x 3' 11")

With double glazed door opening onto rear garden.

First Floor Landing

With attic hatch (with drop down ladder) and doors to:-

Master Bedroom

4.498m x 2.895m (14' 9" x 9' 6")

With built in airing cupboard space, shelved with small window and double glazed tilt and turn window to the rear,

Bedroom Two

With double glazed window to the side.

Bedroom Three

With double glazed window to the rear.

Bedroom Four

With double glazed window to the rear.

Bathroom

2.322m x 1.810m (7' 7" x 5' 11")

A three piece suite comprising panel bath with electric shower over and glazed side screen, low level W.C, wash hand basin, fully tiled walls and double glazed frosted window to the side

External

To the front of the property is off road parking with small lawned area. Pathway to the side with gate then giving access to a good size secure and enclosed rear garden with paved patio area, garden laid to lawn and a purpose built potting shed suitable for many uses with power and light.

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.



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