



**36 Colwyn Avenue, Winch Wen, Swansea, SA1 7EH**

**Asking Price: £144,950**

- Semi Detached Property
- Two Reception Rooms
- Ideal First Time Purchase Of Family Home
- Larger Than Average Enclosed Rear Garden
- Three Bedrooms
- Popular And Convenient Residential Area
- No Forward Chain



**Entrance Porch**

Entered via double glazed sliding doors to porch with ceramic tile flooring, inner door giving access to:-

**Hallway**

With staircase to the first floor, built in cupboard space, small double glazed window to front aspect and doors to:-

**Lounge**

A good size room with fitted gas fire within feature brick fireplace and marble hearth, picture rail, textured ceiling, double glazed window to the rear and door to:-

**Dining Room/Breakfast Room**

With under stairs storage cupboard space, textured ceiling with coving, double glazed windows to front and side aspect and door to:-

**Kitchen**

A fully fitted kitchen with a good selection of matching base and wall units with work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric oven, space for micro wave oven, plumbing for automatic washing machine, 4 ring gas hob, textured ceiling, fully tiled walls, double glazed window to the rear and double glazed door giving access to side and rear.

**First Floor Landing**

With double glazed window to front aspect, attic hatch, built in airing cupboard space and doors to:-

**Bedroom One**

With textured ceiling and coving and double glazed window to the rear giving open aspect views.

**Bedroom Two**

With Textured ceiling and coving, built in cupboard space housing boiler (supplying domestic hot water and gas central heating) and double glazed window to the rear.

**Bedroom Three**

With textured ceiling and coving and double glazed frosted window to front aspect.

**Bathroom**

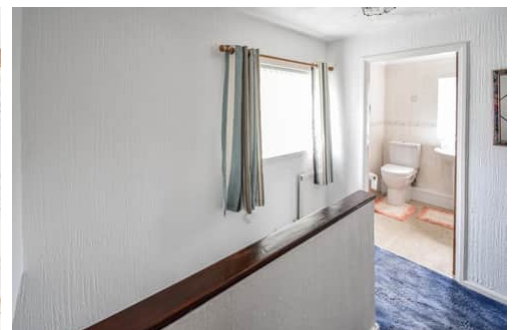
A three piece suite comprising double base walk in shower housing Mira electric shower, low level W.C, wash hand basin, fully tiled walls, heated chrome towel rail, textured ceiling with coving and double glazed frosted window to the rear.

**External**

To the front of the property is driveway parking. Small lawned area with flower borders. Gate to the side then gives access to a larger than average enclosed garden laid mainly to lawn with mature hedgerow, mature shrubs, flower borders and two paved patio areas.

**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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