



110 Charlotte Court
Townhill, Swansea, SA1 6RF
Offers Over £250,000



SMITHS

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DOUBLE FRONTED DETACHED HOME in a cul-de-sac location, with THREE BEDROOMS. This immaculate detached home features a modern & sleek finish and a practical layout. Comprising a spacious hallway, living room, kitchen/dining room, conservatory and WC on the ground floor. The conservatory opens out to the low-maintenance garden, with patio area and artificial grass, perfect for minimal upkeep and outdoor relaxation. The layout to the rear, with open plan kitchen/dining room and conservatory creates a sociable space for simple family dinners and larger gatherings. The modern finish & neutral decor continues upstairs, with three bedrooms, family bathroom and an en-suite shower room to the main bedroom. Full PVCu double glazing and gas central heating. This lovely home strikes a perfect balance between stylish interiors and easy-to-maintain outdoor areas, making it ideal for modern families of all ages.

The garden is a tranquil retreat, featuring manicured borders, filled with a variety of texture & colour throughout the year. A stretch of artificial grass creates a pristine, low-maintenance lawn, while a serene water feature provides a soothing focal point. A charming terrace, creatively adorned with mirrors, cleverly reflects light and creates the illusion of space and offers a perfect spot for outdoor dining or relaxation. The combination of greenery, water and stylish reflective elements makes this garden a peaceful and visually captivating outdoor space. Easy access to local amenities & transport links. Call to view now!





Hallway

12'1" x 3'3" widest (3.69 x 1.00 widest)
Spacious hallway featuring Amtico flooring, composite front door and built-in storage cupboard.

Cloakroom

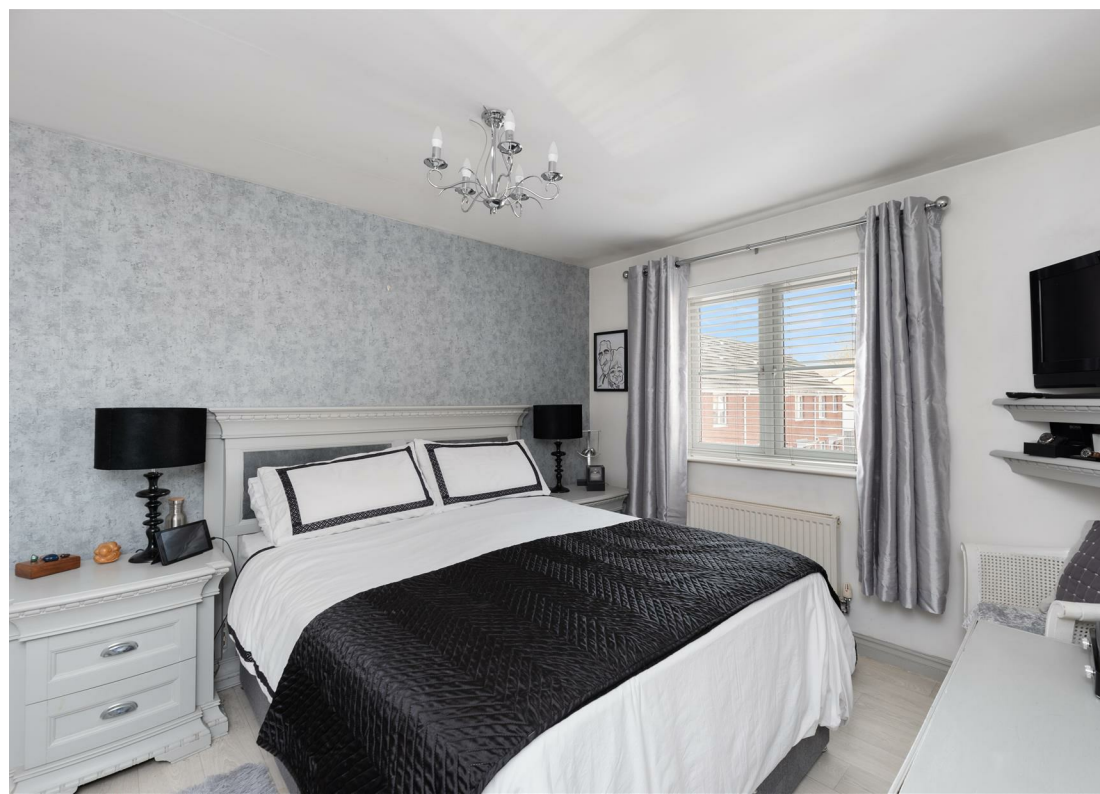
7'6" x 3'1" (2.29 x 0.94)
Spacious ground floor cloakroom featuring Amtico flooring, radiator, sink/storage unit and WC.

Living Room

16'8" x 10'0" (5.10 x 3.06)
With dual aspect PVCu windows, radiator, electric fireplace & surround and double doors to the hallway.

Kitchen/Dining Room

16'8" x 8'8" (5.09 x 2.65)
With ceramic tiling, PVCu windows, radiator and a family friendly open plan layout and further doors to the conservatory. The kitchen is equipped with a range of wall & base units, worktops, black composite sink, integral dishwasher, oven, gas hob & oversize extractor.



Conservatory

13'10" x 10'3" (4.24 x 3.14)
Full PVCu double glazed conservatory, with tiled flooring and a stunning outlook onto the rear garden.

Landing

6'7" x 5'10" (2.01 x 1.80)
Comprising fitted carpet and loft hatch.

Bathroom

6'6" x 5'6" (2.00 x 1.68)

Part tiled bathroom with PVCu windows, radiator, double ended tub, sink/storage unit and WC.

Bedroom One

11'4" x 10'1" (3.46 x 3.08)

Main bedroom with laminate flooring, radiator, tv point, PVCu windows, built-in wardrobe and door to the en-suite.

En-Suite

5'3" x 5'1" (1.62 x 1.55)

Part tiled, with PVCu windows, radiator, shower cubicle, sink and WC.

Bedroom Two

9'8" x 8'5" (2.96 x 2.57)

Second double bedroom comprising laminate flooring, radiator and PVCu windows.

Bedroom Three

9'8" x 8'0" widest (2.96 x 2.46 widest)

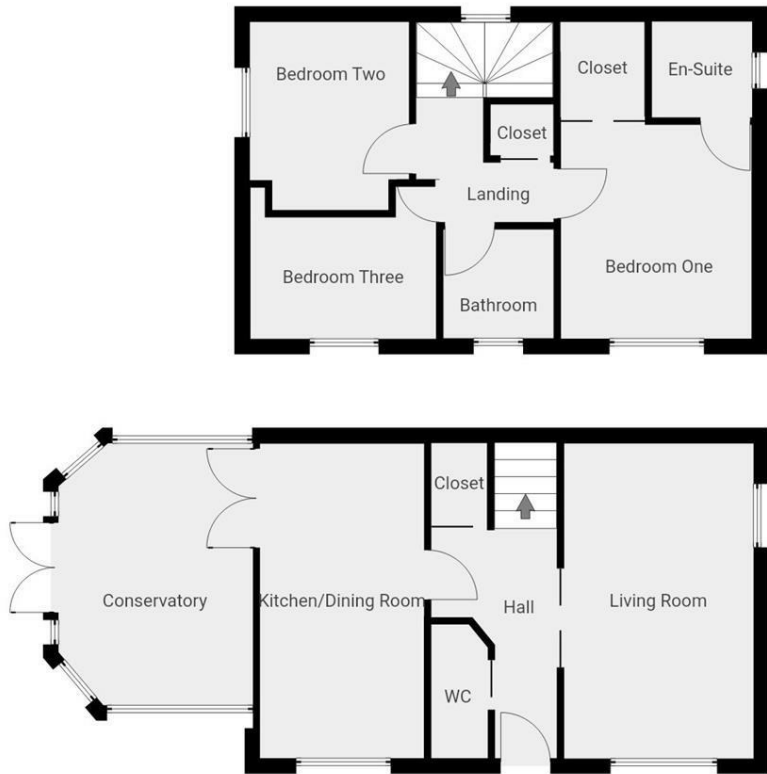
Third bedroom with fitted carpet, radiator and PVCu windows to the front aspect.

External

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Floor Plan



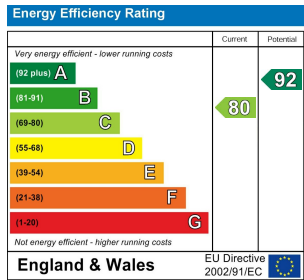
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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