



**3 NOW ALL RESERVED. Millers House,**  
Langdon Road, Marina, Swansea, SA1 8FB  
**£130,000**





## GENERAL INFORMATION

NOW ALL RESERVED. Offered on behalf of Pobl Living, a contemporary, stylish first floor apartment within the popular 'Sidings' development. The accommodation comprises spacious open-plan living with hallway, large storage/airing cupboard, double bedroom and bathroom. The apartment benefits from large windows creating a lovely, light and airy living space. The kitchen includes a full height integrated fridge/freezer, electric oven and gas hob with stainless steel extractor above. Allocated parking space included. Gas central heating. Help-to-Buy available, subject to status.



## FULL DESCRIPTION

## FLOOR PLAN

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (plus) <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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