



7a Bryn Road, Loughor, Swansea, West Glamorgan, SA4 6PG

Conveniently placed between Loughor and Gorseinon we have this GROUND floor flat for sale. This One bedroomed property has One/Two Reception Rooms, Kitchen and Bathroom and has use of the garden. Situated on Bryn Road this property has good transport routes and would make an ideal investment for someone, or, for someone wanting a house on a smaller scale with smaller overheads. Viewing is recommended so you can see for yourselves what this property has to offer. EPC RATING D.



- Ground Floor Flat
- Ideal for Someone Wanting a Home on a Smaller Scale
- Convenient Local Bus Routes
- One Bedroom
- Use of a Garden
- EPC RATING D

£70,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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ENTRANCE

PVCu obscure double glazed door to the side into :

ENTRANCE ROOM

11'1" x 9'0" (3.397 x 2.753)

Radiator, PVCu double glazed window to the side, door into Inner Hallway, door and step-down into :

KITCHEN

9'1" x 6'9" (2.781 x 2.077)

Fitted with a range of base units with workspace over incorporating stainless steel sink, drainer and mixer tap, space for cooker, plumbing for Washing-machine, space for Fridge/Freezer, extractor fan, wall-mounted "Baxi" Gas boiler, tiled splashback, fitted carpet, PVCu double glazed window to the side, door into :



BATHROOM

8'3" (max) x 5'11" (max) (2.531 (max) x 1.817 (max))

Fitted with a three piece suite, comprising of : Bath, W.C. and pedestal wash hand basin, tiled splashback, radiator, extractor fan, PVCu obscure double glazed window to the rear.



INNER HALLWAY

Laminate flooring, doors into Lounge and :

BEDROOM

11'11" (max) x 8'11" (max) (3.637 (max) x 2.731 (max))

Laminate flooring, radiator, PVCu double glazed window to the rear.

LOUNGE

11'10" (max) x 9'6" (max) (3.624 (max) x 2.905 (max))

Laminate flooring, radiator, PVCu double glazed window to the front.



EXTERNALLY

The property has use of a rear garden which is mainly laid to lawn with a brick-built Outhouse at the bottom. The upstairs neighbour in Flat 7b has permission to use the kine and to store her bins.

..AGENTS VIEWING NOTES

We would respectfully ask you to call our office before you view this property internally or externally.

OFFER PROCEDURE

All enquiries and negotiations to West Wales Properties: 01554 759655

We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated.

One of our panel of financial consultants, will speak to you to 'qualify' your offer.

GENERAL INFORMATION

View: By appointment with the Agents 01554 759655

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised

Tax: Band

OTHER SERVICES OFFERED

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT.

Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you.

We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

IMPORTANT NOTICE

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS.

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

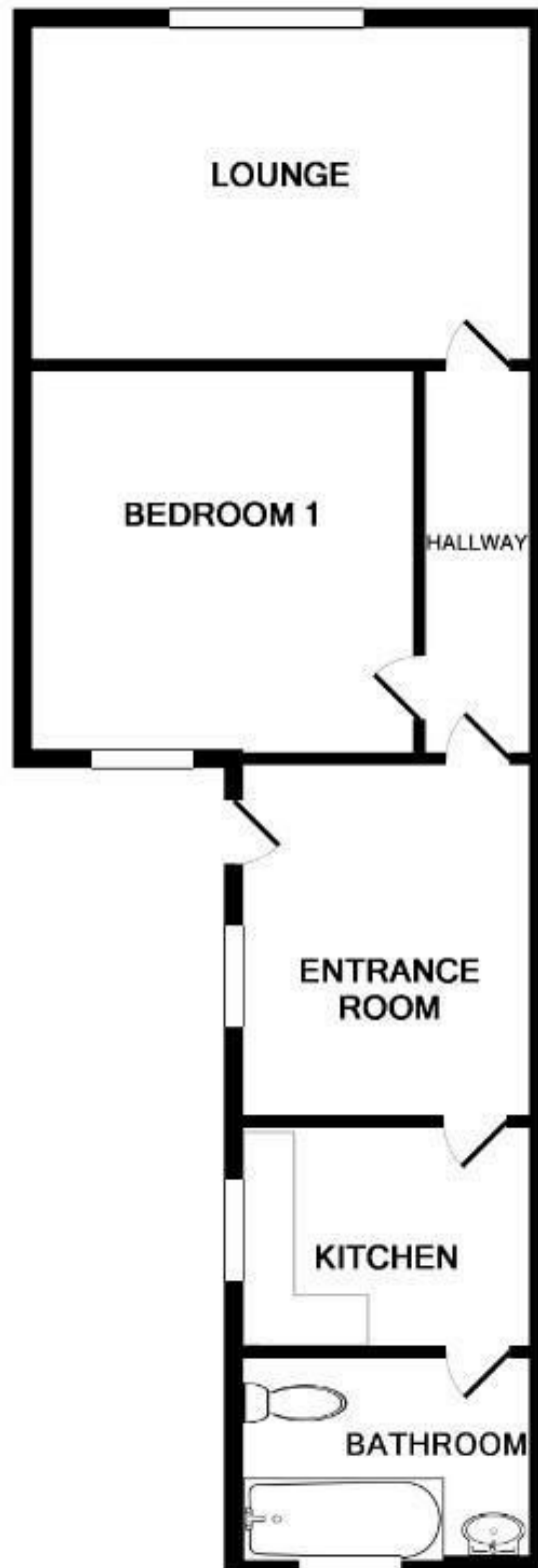
FLOOR PLAN

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.

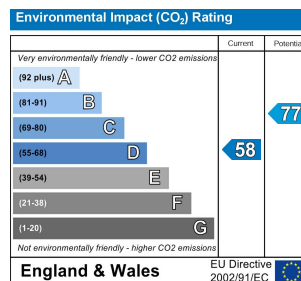
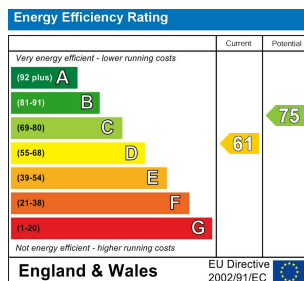
Dimensions are approximate.

DO NOT SCALE.

TAKE ON SC/GM/0319/OK



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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