

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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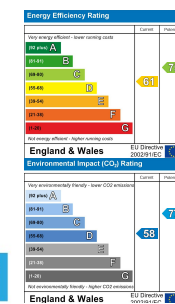


## 7a Bryn Road, Loughor, Swansea, West Glamorgan, SA4 6PG

- Ground floor flat
- Use of the garden
- Good transport routes
- Leasehold
- One double bedroom
- Convenient location
- Ideal investment opportunity
- EPC RATING D

**£65,000**

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



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.

ENTRANCE

ENTRANCE ROOM

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

KITCHEN

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

BATHROOM

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

INNER HALLWAY

BEDROOM

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

LOUNGE

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

EXTERNALLY

..AGENTS VIEWING NOTES

OFFER PROCEDURE

GENERAL INFORMATION

OTHER SERVICES OFFERED

IMPORTANT NOTICE

FLOOR PLAN

Take on SC/GM/0319/OK



DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.