

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 Made with Metropix ©2019

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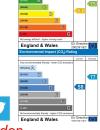




## 7a Bryn Road, Loughor, Swansea, West Glamorgan, SA4 6PG

- Ground floor flat
- Use of the garden
- Good transport routes
- Leasehold

- One double bedroom
- Convenient location
- Ideal investment opportunity
- EPC RATING D



£65,000

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The Agent that goes the Extra Mile

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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" (max0'0" (2.531 (max) x 1.817 (max0)

**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** 



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

Take on SC/GM/0319/OK

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