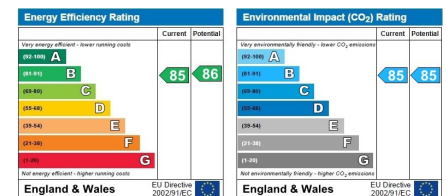




## 9 Gelli Rhedyn, Fforestfach SA5 4BD

**Offers in the region of £99,950**

Modern Two Bedroom Apartment  
Immaculately Presented  
Allocated Parking  
Good Links to the M4 Motorway  
No Chain  
EER B85



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**AO/DT/66435/240919**

**DESCRIPTION**

An immaculately presented ground floor apartment situated on this very popular modern development in Fforestfach. The property is conveniently located for all the local amenities including Parc Fforestfach and Pontarddulais Road retail parks, the M4 motorway at Junction 47 and Swansea city centre. The property offers bright and modern accommodation with the added benefit of allocated and visitor parking. We would highly recommend viewing. No Chain.

EER B85

**COMMUNAL HALLWAY**

Entered via door to communal hallway, stairs to all floors.

**ENTRANCE HALLWAY**

Airing cupboard. Doors to:

**BATHROOM**

7'7 x 6'1 (2.31m x 1.85m)

Fitted with a modern 3 piece suite in white comprising a low level WC, pedestal wash hand basin and a panelled bath with shower over head and shower screen. Part tiled walls. Obscured double glazed window to rear.

**KITCHEN**

9'9 x 6'5 (2.97m x 1.96m)

Fitted with a range of wall and base units with co-ordinating surfaces over and tiled splashback. 1 ½ bowl stainless steel sink. Built in electric oven, 4 ring electric hob and integrated cooker hood over. Space and plumbing for washing machine. Fridge freezer space.

**LOUNGE / DINER**

12'9 x 14'1 widest (3.89m x 4.29m widest)  
Two double glazed windows to side aspect.

**BEDROOM ONE**

12'9 x 11'1 (3.89m x 3.38m)  
Double glazed window to side and rear aspect.

**BEDROOM TWO**

11'1 x 9'7 (3.38m x 2.92m)  
Double glazed window to rear.

**LEASE INFORMATION**

125 Years from 1 June 2008. Ground rent £236:000 pa, Service charge £500-£600 pa.

**EXTERNALLY**

There are shared communal gardens with an allocated car parking space for No 9. Visitor parking spaces are available on a first come first served basis.

**SERVICES**

We are advised main services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Leasehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Sketty Office take a right hand turn onto Vivian Road. Continue over the roundabout and proceed to the next roundabout taking a left hand turn onto Broadway leading to Cockett Road. Continue and at the third set of traffic lights take a left hand turn onto Carmarthen Road which leads onto Pontarddulais Road. At the 2nd set of traffic lights turn left onto Ffordd Cynore and take the next right on to Gelli Rhedyn. Turn immediately right into the parking area. The property is identified by our John Francis For Sale board