



27 Heol Cae Tynewydd, Loughor, Swansea, SA4 6PW  
£119,000



PERFECTLY PRICED FOR A FIRST TIME BUYER TO GET ONTO THE PROPERTY LADDER - OFFERING A HIGH DEGREE OF PRIVACY. Modern style detached "Coach House" apartment situated in a small cul de sac on the popular Heol CaeTynewydd area of Loughor. Offering unique accommodation with neutral and stylish decor throughout comprising of ground floor entrance with stairs leading up to a open plan living room/kitchen area. Two double bedrooms and bathroom. uPVC double glazing and gas central heating. Very easy access to Gowerton train station. good road links to Swansea City Centre and access to the M4 motorway plus locals shops, park and schools. A detailed inspection is absolutely essential. EPC-C

£119,000



**GROUND FLOOR**

The property is accessed via an entrance door. Plain plastered ceiling. Fuse board. Tiled floor. Radiator. Carpeted stair case to the first floor level.

**OPEN PLAN LIVING ROOM/DINING/ KITCHEN**

**LIVING AREA 5.53m MAX X 4.09m (18'2" MA X X 13'5")**

UPVC double glazed window to the front. Plain plastered ceiling. Radiator and another with a decorative cover. Fitted

carpet. Storage cupboard. Opening into Kitchen area and door into inner landing.

**KITCHEN AREA 3.66m X 1.72m (12'0" X 5'8")**

Fitted with an arrangement of matching wall and base units together with pull out drawers and complementary work surfaces over. Inset stainless steel sink unit and drainer with mixer tap. Inset 'Hotpoint' 4 ring gas hob with built under 'Hotpoint' electric oven and 'Hotpoint' chrome chimney style extractor fan above with glass up board. Integrated fridge and freezer. Plain plastered sloping ceiling. Velux window to the rear. Vinyl laminate effect flooring.

**INNER LANDING**

Plain plastered ceiling. Fitted carpet. Doors lead off to the 2 bedrooms and bathroom.

**BEDROOM 1 4.21m max X 2.61m max (13'10" max X 8'7" max)**

UPVC double glazed window to the front. Plain plastered ceiling. Radiator. Built in double wardrobe. Fitted carpet. Connecting door into Bedroom 2.

**BEDROOM 2 3.16m x 2.84m (10'4" x 9'4")**

Velux window to the rear. Plain plastered ceiling. Radiator. Fitted carpet. Connecting door into Bedroom 1.

**BATHROOM**

Three piece white suite comprising, closed coupled WC with dual flush. Full pedestal wash hand basin with mixer tap. Panelled bath with shower over and curved side screen. Plain plastered ceiling with spot lights. Velux window to the rear. Part tiled walls. Shaver point. White ladder style towel warmer. Vinyl laminate effect flooring.

**EXTERNAL**

Allocated parking to the front. Gate to the side of the property which leads through to a fully enclosed level garden with lawn and decked sitting area. Access is provided to a utility/storage room which has plumbing for a washing machine and wall fitted 'Potterton' gas central heating boiler.

**LEASE DETAILS**

999 year lease GR TBC  
Maintenance Fee of £45.00 pcm - this includes buildings insurance

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:** EPC-C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 896 868

