



43A Bryn Road, Brynmill, Swansea, SA2 0AP

We are pleased to offer for sale this very generously sized two bedroom flat in Brynmill, Swansea. This impressive property comprises of entrance hall, lounge, kitchen/dining room, bathroom and two bedrooms. The property benefits from gas central heating and uPVC double glazed windows and doors throughout. The property further benefits from its own entrance and is conveniently located close to Swansea University, Swansea Bay and Swansea City Centre. Viewing is highly recommended to appreciate this ideal First Time Buyer/ Investment purchase. EPC D.

Asking Price £135,000



ENTRANCE

ENTRANCE HALL

UPVC double glazed front door, radiator, tiled flooring, coving to ceiling, stairs to communal entrance.

KITCHEN/DINING ROOM 5.56m x 2.83m (18'3" x 9'3")

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink unit, space for fridge/freezer, built-in electric oven with four ring gas hob with extractor hood over, tiled flooring, uPVC double glazed window to front.

LOUNGE 6.08m x 4.36m (19'11" x 14'4")

UPVC double glazed bay window to rear, feature fireplace with decorative surround, radiator, laminate flooring.

BEDROOM 1 5.77m x 4.17m (18'11" x 13'8")

UPVC double glazed window to rear, storage cupboard, radiator, wooden flooring.

BEDROOM 2 2.54m x 2.51m (8'4" x 8'3")

UPVC double glazed window to front, radiator.

BATHROOM

Fitted with three piece suite comprising bath with fitted electric shower over, wash hand basin and WC, uPVC double glazed window to front, radiator, tiled flooring.

TENURE: Leasehold
Lease information to be confirmed.

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

