



Flat 1, 122, Bryn Road, Brynmill, Swansea, SA2 0AT

We are pleased to offer this deceptively spacious, two bedroom flat situated in a very sought after location of Swansea. Boasting lovely views, the property comprises of communal entrance hall, flat entrance hall, lounge/dining room, kitchen, bathroom and two double bedrooms. Further benefits include gas combi central heating and uPVC double glazed windows throughout. The property is very conveniently located close to Swansea University, Singleton Hospital, Singleton Park and Swansea Beach. Viewing is highly recommended to appreciate what this ideal first time buy/investment purchase has to offer. EPC - D.



Offers In The Region Of £94,995



GROUND FLOOR

COMMUNAL HALLWAY

UPVC double glazed entrance door, door to flat 1, stairs to other floors.

FLAT 1

ENTRANCE HALL

Radiator.

BEDROOM 1 4.52m x 3.90m (14'10" x 12'10")

UPVC double glazed bay window to front, radiator.

BEDROOM 2 4.01m MAX x 3.86m (13'2" MAX x 12'8")

UPVC double glazed window to rear, radiator.

LOUNGE/DINING ROOM 3.63m x 3.42m (11'11" x 11'3")

UPVC double glazed door to garden, wall mounted gas combination boiler, laminate flooring, radiator.

KITCHEN 2.57m x 2.50m (8'5" x 8'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, space for cooker with fitted extractor hood over.

BATHROOM

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

EXTERNAL

Steps to shared patio.

TENURE: Leasehold - Share Of Freehold
Term 111 years from 25.03.2006.

COUNCIL TAX: B

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.

