



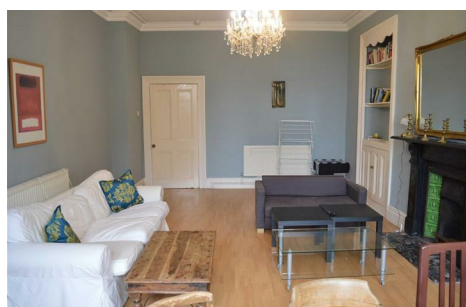
43A Bryn Road

Brynmill, Swansea, SA2 0AP

Asking Price £135,000



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.



FULL DESCRIPTION

ENTRANCE

ENTRANCE HALL

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

KITCHEN/DINING ROOM

18'3" x 9'3" (5.56 x 2.83)

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

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

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

BEDROOM 1

18'11" 13'8" (5.77 4.17)

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

BEDROOM 2

8'4" x 8'3" (2.54 x 2.51)

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

Term: 189 years from 25/03/1914

Ground rent: £75 Approx

Service charge: £80 PCM

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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