



**18 Moorview Close**

Gendros, Swansea, SA5 8BZ

**Asking Price £139,950**



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**Dawsons**  
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GENERAL INFORMATION

Situated in a quiet Cul de sac in the popular area of Gendros, This property is perfect for investors as the property currently brings in a rental income of £6000 per annum. Close to a variety of local primary schools and local doctor surgery. Good links to Fforestfach retail park and a variety of local amenities. Great public transport links and good links to M4 corridor. Property comprises to the ground floor Porch, living/dining room, Kitchen/breakfast room. First floor you will find a family bathroom, three bedrooms, Externally there are both front and back gardens and pedestrian access to the rear. Driveway. Viewing recommended. EPC- D.



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.

FLOOR PLAN

FULL DESCRIPTION

- ENTRANCE
- BATHROOM
- HALLWAY
- EXTERNAL
- LOUNGE/DINING ROOM. 5.28 x 3.72
- FRONT
- 17'4" x 12'2" (5.28 x 3.72)
- REAR
- KITCHEN/BREAKFAST ROOM
- N.B
- 15'0" x 8'9" (4.57 x 2.67)
- Tenure

FIRST FLOOR

- LANDING
- BEDROOM 1
- 13'3" x 8'10" (4.05 x 2.69)
- BEDROOM 2
- 10'3" x 8'2" (3.13 x 2.50)
- BEDROOM 3
- 7'0" x 6'1" (2.14 x 1.86)

EPC

