



## 51 Brunswick Court

Russell Street, Swansea, SA1 4HX

**Asking Price £75,000**



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**Dawsons**  
*all things property*



## GENERAL INFORMATION

Offering a great opportunity to acquire a ground floor apartment situated close to Swansea City Centre and local amenities. The property comprises of lounge/dining room, kitchen, bedroom and bathroom. Benefits: gas central heating, enclosed patio garden and an allocated parking space. EPC-D.



## FULL DESCRIPTION

## COMMUNAL ENTRANCE

## COMMUNAL HALLWAY

## GROUND FLOOR

ENTRANCE

## HALLWAY

**LOUNGE/DINING ROOM**  
16'0" x 10'0" (4.88 x 3.06)

**KITCHEN**  
10'0" x 9'3" (3.06 x 2.81)

**BEDROOM**  
13'1" x 8'8" (3.98 x 2.63)

## BATHROOM

**EXTERNAL**

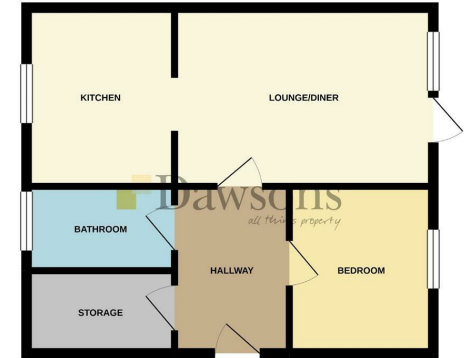
REAR



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

GROUND FLOOR  
438 sq. ft. (40.7 sq. m.) approx.



**TOTAL FLOOR AREA: 436 sq. ft. (40.7 sq. ft.) approx.**

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and to irregularity in plans for any area, entrance or installation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p>67</p>	<p>79</p>
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2002/91/EC</p>	