



41 Newnham Crescent, Sketty, Swansea, SA2 ORZ
£149,950

Modern first floor apartment in a popular location and well positioned for Sketty, Uplands and Swansea City Centre. Benefits include a garage, Upvc double glazing and set in a pleasant cul de sac. NO UPWARD CHAIN INVOLVED. The accommodation consists of 2 double bedrooms, open plan lounge/dining room leading to a modern fitted kitchen with integrated appliances and bathroom. Electric heating. Rear enclosed garden with patio leading to tiered and lawned areas. Ideal first time or investment purchase. Close proximity to Cwmdonkin Park, Uplands and Sketty shops, restaurants etc. Internal viewing a must.

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ENTRANCE

Laminate flooring, leaded light, uPVC double glazed window to side, door leading to:-

OPEN PLAN LOUNGE/DINING AREA & KITCHEN

LOUNGE/DINING ROOM 6.561m x 3.457m (21'6" x 11'4")

UPVC double glazed french door to Juliet balcony, leaded uPVC double glazed window to front, coving, two storage heaters, laminate flooring, useful storage cupboard, opening onto:-

KITCHEN 3.462m x 2.226m max (11'4" x 7'4" max)

Modern fitted matching gloss wall and base units with work preparation surfaces, breakfast bar, stainless steel sink unit and drainer, integrated electric hob, oven and fridge freezer, extractor fan, tiled splash back, laminate tiled effect flooring and coving.

INNER HALLWAY

Airing cupboard, storage heater and laminate flooring.

BEDROOM 1 3.748m from wardrobe x 3.204m (12'4" from wardrobe x 10'6")

UPVC double glazed sliding doors to rear garden, range of fitted mirrored doored wardrobe, laminate flooring, wall mounted electric heater.

BEDROOM 2 3.214m x 3.176m (10'6" x 10'5")

UPVC double glazed window to rear, laminate flooring, wall mounted electric heater.

BATHROOM

Matching three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with shower over, frosted uPVC double glazed window to side.

EXTERNAL

FRONT

Parking area leads to garage.

REAR

Patio with side steps leading to a tiered garden with mature shrubs. At the top level of the garden there is a lawned area.

TENURE: Leasehold from 28th October 1991
GROUND RENT: This is with Estates & Management - half yearly rent in advance is £51.07 (£102.14 for the year)
BUILDING INSURANCE: This is through Tysers and payable every October. 2017 payment was £253.86

DIRECTIONS

From our Sketty office proceed down Gower Rd continue straight at mini round about and take second left onto Parc Wern Rd and at junction turn right onto Glanmor Rd and take second left onto Newnham Crescent and the property can be found on your left hand side.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 299 655

