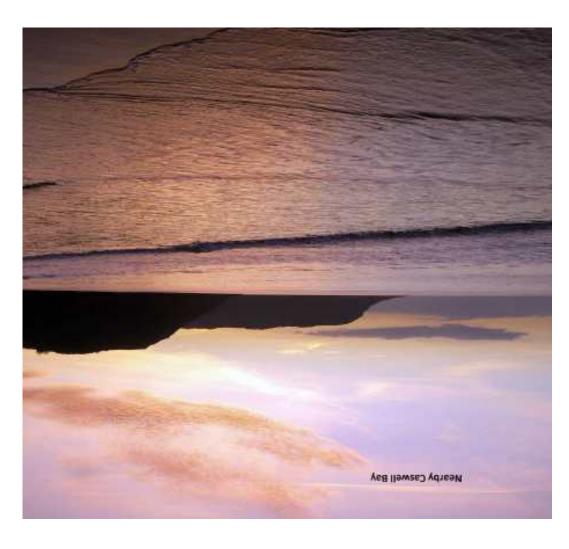






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





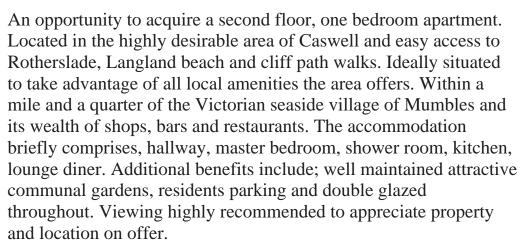


41 LLWYN Y MOR, CASWELL, SWANSEA, SA3 4RD OFFERS IN THE REGION OF £125,950









Entrance

Communal entrance. Enter via wooden door into

Hallway

Spacious hallway. Wood effect laminate flooring throughout. Doors to

Lounge Diner 10'09 x 9'10 (3.28m x 3.00m)

Double glazed window to rear. One radiator.

Kitchen 10'03 x 10'10 (3.12m x 3.30m)

Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over incorporating sink and mixer tap. Four ring electric hob and extractor above. Spaces for washing machine and fridge/freezer.

Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle. One radiator. Door to airing cupboard. Double glazed window to side.

Bedroom one 10'09 x 9'10 (3.28m x 3.00m)

Double glazed window to front. One radiator.

External

The property benefits from well maintained attractive communal



gardens and residents parking.

TENURE: Leasehold

Term: 125 years from 1982. Service Charge: £77.05 per calendar month (to include Ground Rent). Details to be confirmed

COUNCIL TAX: D

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

