



Dawsons

estate agents



48 Six Mills Avenue, Bryngwyn Village, Gorseinon, Swansea, SA4 4QD

- MODERN SECOND FLOOR APARTMENT
- ENTRANCE HALLWAY
- KITCHEN/DINER /LOUNGE
- TWO BEDROOMS
- EN-SUITE TO MASTER
- FAMILY BATHROOM
- UPVC DG & ELECTRIC HEATING
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN
- EPC-C



Offers In Excess Of £73,000

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ENTRANCE

Wooden panel door into:

HALLWAY

Wall mounted electric heater, storage cupboard housing water tank, further storage cupboard, loft access, doors off to:

LOUNGE/ KITCHEN

LOUNGE 4.40m x 2.95m (14'5" x 9'8")

UPVC double glazed window to side, wall mounted electric heater, television point.

KITCHEN 2.48m x 2.35m (8'2" x 7'9")

UPVC double glazed window to side, fitted with a range of wall and base units with work surface over, single drainer sink unit, electric oven with gas hob and stainless steel cooker hood, wall mounted electric heater.

BEDROOM TWO 3.67m x 2.59m (12'0" x 8'6")

UPVC double glazed window to front, wall mounted electric heater.

BEDROOM ONE 3.41m x 3.11m (11'2" x 10'2")

UPVC double glazed window to rear, wall mounted electric heater, door into:

EN-SUITE

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and step in shower unit, part tiled walls, heated towel rail, extractor fan, wall mounted electric heater.

BATHROOM

UPVC double glazed window to side, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls, extractor fan, wall mounted electric heater, heated towel rail.

EXTERNAL

Two allocated parking spaces. (Only apartment to have two spaces)

New paragraph

Tenure Leasehold 125 years from 2007. Ground rent £250.00 PA. Service charge £168 PCM

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 896 868

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

