



Dawsons

estate agents



Bryn Road, Brynmill, Swansea, SA2 0AP

VIEWING ESSENTIAL DUE TO THIS PROPERTY'S IDEAL LOCATION FOR ACCESS TO SWANSEA SEA FRONT, SINGLETON PARK AND THE UNIVERSITY. A third floor flat comprising of lounge/dining room, two double bedrooms, Kitchen, bathroom and separate wc. The property also benefits from upvc double glazing and gas central heating. Ideal investment or first time buy. No onward chain.

Asking Price £124,995

11 Walter Road, Swansea, SA1 5NF
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COMMUNAL ENTRANCE

Via uPVC entrance door giving access to stairway to all floors.

THIRD FLOOR

ENTRANCE

Wooden door into:

HALLWAY

Door entry system, radiator, loft access.

LOUNGE/DINING ROOM 7.057m x 4.202m (23'2" x 13'9")

UPVC double glazed windows to side and rear, coved ceiling, fire surround with inset fire, radiator.

BEDROOM 1 5.963m x 3.811m (19'7" x 12'6")

UPVC double glazed window to rear, radiator, alcove storage, sky light window.

BATHROOM

Two piece suite comprising pedestal wash hand basin and bath with shower over, sky light window.

BEDROOM 2 3.818m x 3.780m (12'6" x 12'5")

Radiator, alcove storage, sky light window.

CLOAKROOM

Low level w.c, uPVC double glazed window to front.

KITCHEN 3.575m x 2.527m (11'9" x 8'4")

Fitted with a range of wall and base units with work top over, stainless steel sink with single drainer, part tiled walls, radiator, uPVC double glazed window to front, wall mounted gas combination boiler.

DIRECTIONS

From our Swansea showroom proceed up Walter Road in the Uplands direction. Take the fifth turning left onto Nyanza Terrace continuing onto Brynymor Crescent. Take the second right onto King Edward Road. Continue on this road leading onto Bryn Road. The property is situated on the left hand side.

TENURE: Leasehold

Term: 99 years from 1994. Ground rent: £100 per annum. Maintenance charge: £50 per calendar month

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, 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.

