



Flat 32, Dumbarton House Bryn Y Mor Crescent, Swansea, SA1 4QX

Offers Over £80,000

Positioned on the third floor, this well considered one bedroom apartment offers a comfortable and convenient base in one of Swansea's most established residential locations. Set between Swansea University and the vibrant heart of Uplands, the property enjoys immediate access to a wide choice of independent shops, cafes, restaurants and bars, making day to day living both easy and enjoyable.

Excellent transport links place Swansea city centre, Singleton Hospital and the coastline at Mumbles all within straightforward reach, appealing equally to professionals, academics and investors seeking a location with enduring demand. The apartment itself is arranged to include an entrance hall leading through to a living room, a separate kitchen, a bedroom and bathroom.

Residents benefit from a secure communal entrance with an intercom system. To the rear, shared parking provides added convenience, while the presence of an on site caretaker ensures the building is well managed and maintained. This is a home that combines a strong location with everyday practicality, offering an appealing lifestyle close to some of Swansea's most sought after amenities.

The Accommodation Comprise

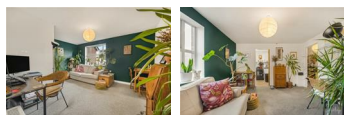
Communal Entrance

Hall



Enter via front door, storage cupboard at end of hall, fitted carpet, electric storage heater.

Living Room 14'2" x 11'11" (4.32m x 3.62m)



Double-glazed window to the side aspect, fitted carpet and an electric storage heater.



Kitchen 6'6" x 6'3" (1.99m x 1.91m)



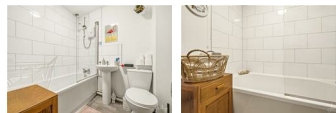
Fitted with a matching range of wall and base units with worktop space over, stainless steel sink and space for a fridge/freezer and cooker. A double-glazed window to the side provides natural light, complemented by practical vinyl flooring.

Bedroom 1 8'4" x 11'11" (2.55m x 3.62m)



Double glazed window to side, fitted carpet, electric storage heater.

Bathroom



Fitted a three piece suite comprising a bath with shower over, wash hand basin, and WC. Finished with part-tiled walls and vinyl flooring.

External



To the front the property is an communal entrance which you enter via secure entry system into the communal hallway. There is also shared parking to the rear.

Rear Car Park



Aerial Images



Agents Notes

Tenure- Leasehold

Leasehold 189 Year Lease 159 remaining

Service charge £2,300 PA

Ground rent £75 PA

Council Tax- A

Parking - Shared Car Parking at rear

Services - Mains electric. Mains sewerage. Water Meter.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 138 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

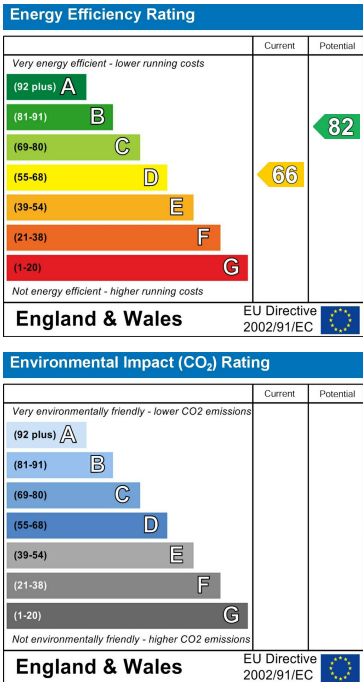
Floor Plan



Area Map



Energy Efficiency Graph



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