



10 Pottery Street , Swansea, SA1 2GA

Asking Price £130,000



FULL DESCRIPTION

Dawsons offer for sale this third floor apartment situated in a central location of Swansea. The property comprises entrance hallway, open plan lounge/dining room/kitchen, bedroom one with en-suite shower room, bedroom two and a bathroom. Externally the property offers an allocated parking space. We would consider this property to be an ideal first time buy or investment. The property is very conveniently located close to Swansea City Centre and provides great transport links to Swansea University, Swansea.com Stadium, Morfa Retail Parc, and M4 Motorway. Viewing is a must to appreciate what this property has to offer.

Communal Entrance

Entrance Hallway

Third Floor Flat

Entrance

Hallway

Open Plan Lounge/Dining Room/Kitchen

24'4" x 12'9" (7.44m x 3.89m)

Bedroom 1

13'3" x 11'5" (4.05m x 3.50m)

En-Suite Shower Room

Bedrooms 2

8'7" x 7'7" (2.62m x 2.32m)

External

Allocated Parking Space

Tenure - Leasehold

Term: 125 Years (112 years remaining)

Ground Rent: £243.04 Per Annum

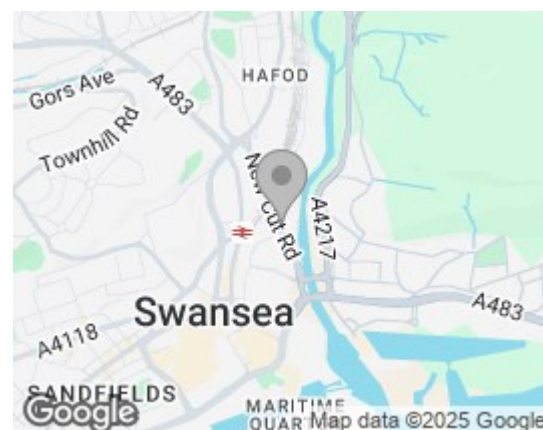
Service Charge: £1,826.02

Council Tax Band - C

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

AREA MAP



FLOOR PLANS

THIRD FLOOR FLAT



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

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 the authority to make or give any representation or warranty in respect of the property.



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