

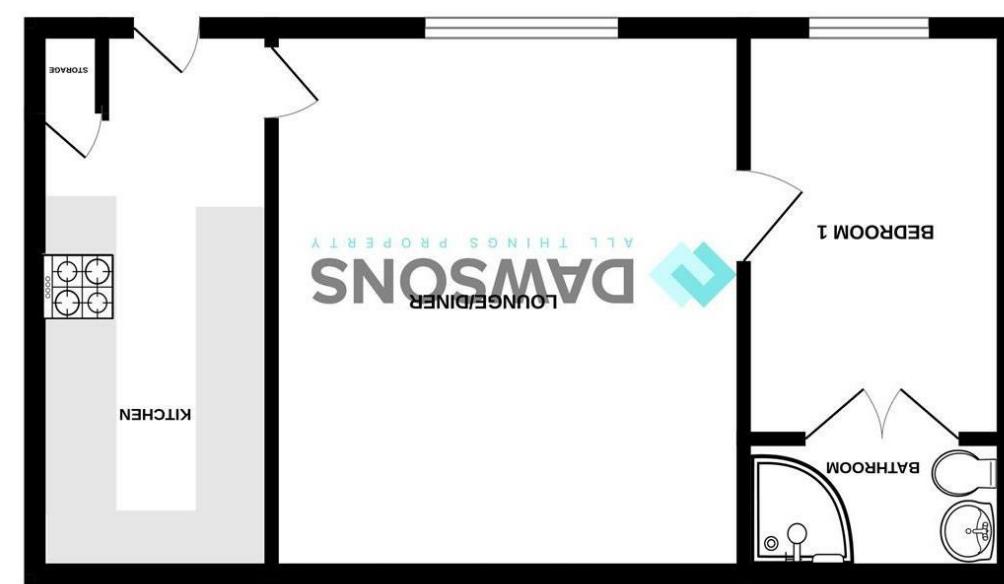
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every care has been made to ensure the accuracy of the design, dimensions, areas and floor areas are approximate and no guarantee is given as to their accuracy. The services, fixtures and fittings shown have not been tested and no guarantee

is given in respect of their good working order.



AREA MAP



GROUND FLOOR

FLOOR PLAN



## GENERAL INFORMATION

An excellent opportunity to acquire this ground-floor flat in the popular Sandfields area—an ideal investment with strong rental demand.

The accommodation includes an entrance hall, modern kitchen, lounge/dining room, bedroom, and shower room.

Perfectly located for Swansea City Centre, Swansea Bay, Swansea University, and the Copr Bay development with its arena, parks, and vibrant leisure spaces.

Please note: the property has an absent freeholder.



## FULL DESCRIPTION

### Ground Floor Flat

#### Entrance

#### Kitchen

11'3" x 6'5" (3.44m x 1.98m)

#### Lounge/Dining Room

12'11" x 12'3" (3.96m x 3.74m)

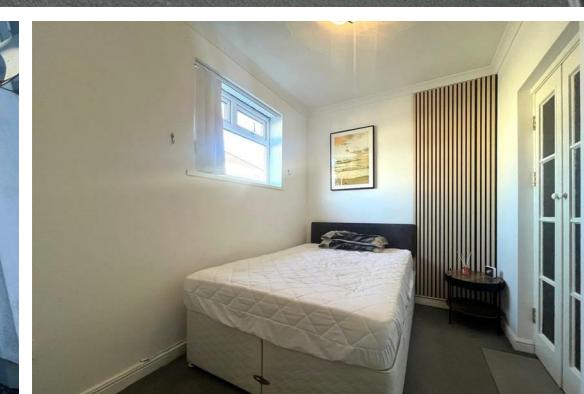
#### Bedroom

10'9" x 7'2" (3.30m x 2.20m)

#### Shower Room

#### Tenure - Leasehold

Please note this property has an absent freeholder.



#### Council Tax Band - A

#### EPC-D

#### Services

Main Gas & Electric  
Mains Sewerage

Water: Metered

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

