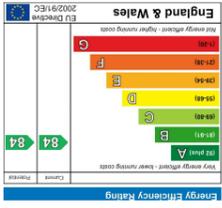


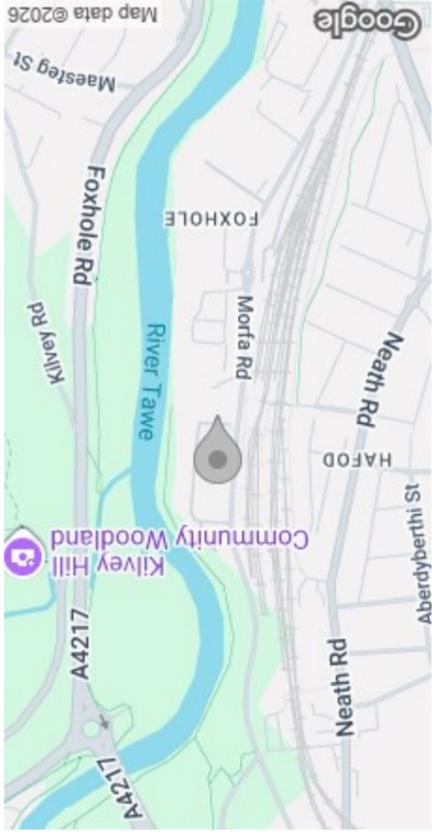


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

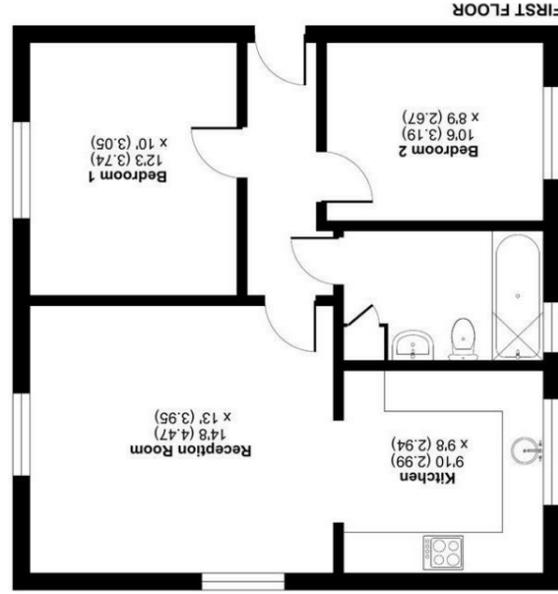
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson Property. REF: 132414. © Dawson 2023.



EPC



AREA MAP



Golwg Y Garreg Wen, Swansea, SA1
 Approximate Area = 638 sq ft / 59.2 sq m
 For identification only - Not to scale



FLOOR PLAN



10 Golwg Y Garreg Wen
 , Swansea, SA1 2EW
 Asking Price £130,000



GENERAL INFORMATION

Dawsons are delighted to present this beautifully presented first-floor apartment, ideally positioned within easy walking distance of Swansea City Centre, White Rock Heritage Park, and the scenic Tawe cycle path.

The apartment offers a welcoming entrance hallway, a bright lounge opening into a modern fitted kitchen, two well-proportioned bedrooms, and a bathroom. Externally, the property benefits from an allocated parking space, adding further convenience.

The location is a real highlight, with excellent access to local amenities including Morfa Retail Park and Parc Tawe. Superb transport links are available via Swansea Park & Ride, Swansea Train Station, and Fabian Way, providing straightforward access to the M4.

An excellent opportunity for first-time buyers or investors alike. Viewing is highly recommended to appreciate the lifestyle, convenience, and quality this superb apartment has to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs to All Floors

First Floor Apartment

Entrance

Hallway

Kitchen Opening to:
9'9" x 9'7" (2.99m x 2.94m)

Lounge
14'7" x 12'11" (4.47m x 3.95m)

Bathroom



Bedroom 1
12'3" x 10'0" (3.74m x 3.05m)

Bedroom 2
10'5" x 8'9" (3.19m x 2.67m)

External

Communal Garden

Allocated Parking Space

Tenure -Leasehold

Term: 99 years with 92 Years Remaining

Ground Rent: £171.21 Per Annum
Service Charge: £1,768.13 Per Annum (Plus a Direct Debit Charge)

Council Tax Band - C

EPC- B

Services

Mains Gas & Electric
Mains Sewerage

Water: Metered

"Broadband - The current supplier is (Sky). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

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

