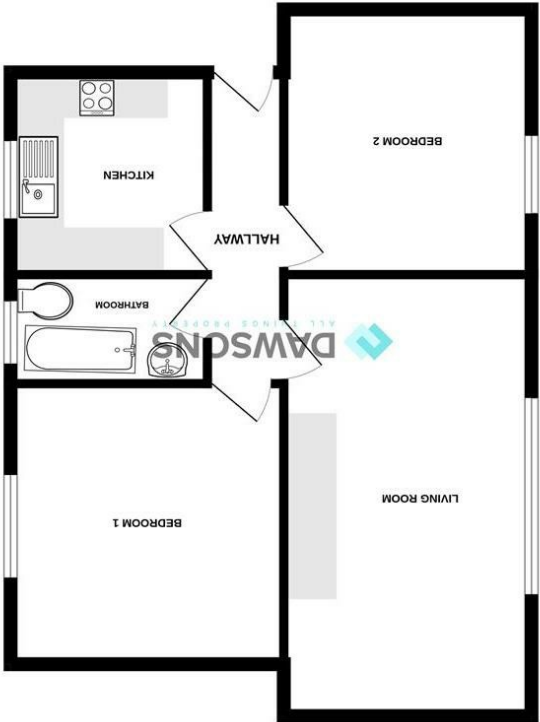
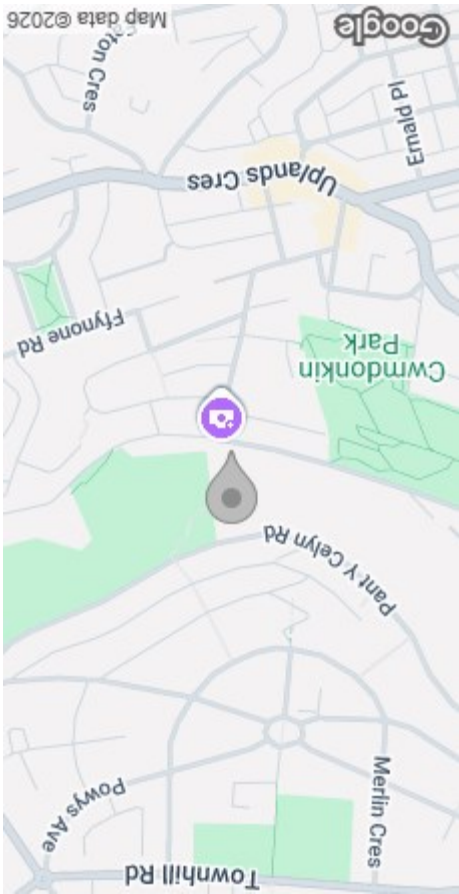


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These plans were prepared by the seller to ensure the accuracy of the description of the property. The seller is not responsible for any errors or omissions in the plans. The plans are not to be used as a basis for any claim or dispute. The plans are not to be used as a basis for any claim or dispute. The plans are not to be used as a basis for any claim or dispute.

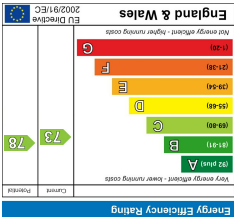


FLOOR PLAN



AREA MAP

EPC



183 Penlan Crescent  
Uplands, Swansea, SA2 0RJ  
Offers Over £110,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this well-presented second-floor apartment, enjoying views of Mumbles Head and Swansea Bay, and located in the highly sought-after area of Uplands, Swansea.

The accommodation comprises an entrance hallway, a spacious lounge, kitchen, two bedrooms, and a family bathroom.

Two external sheds and one internal storage cupboard (outside front door).

Ideally situated within close proximity to Swansea City Centre and the vibrant Uplands Quarter, the property benefits from excellent access to a range of local shops, bars, restaurants, and amenities. It is also within the catchment area for reputable primary and secondary schools.

An excellent opportunity for first-time buyers or investors. Viewing is highly recommended to fully appreciate the accommodation, views, and prime location on offer.

FULL DESCRIPTION

Communa Entrance

Communal Hallway

Second Floor Flat

Enrrance

Hallway

Kitchen  
8'7" x 8'3" (2.62m x 2.53m)

Lounge  
18'8" x 11'5" (into alcove) (5.7m x 3.5m (into alcove))

Bedroom 1  
11'10" x 11'9" (3.62m x 3.60m)



Bedroom 2  
11'2" x 10'6" (3.42m x 3.22m)

Bathroom

Internal Storage Cupboard  
outside Front Door

Two External Sheds

Tenure - Leasehold  
Term: 125 years from June 1988  
Ground Rent: £10 Per Annum  
Service Charge: Approx £444 Per Annum

Council Tax Band - C

EPC-C

Services  
Mains Gas & Electric  
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.