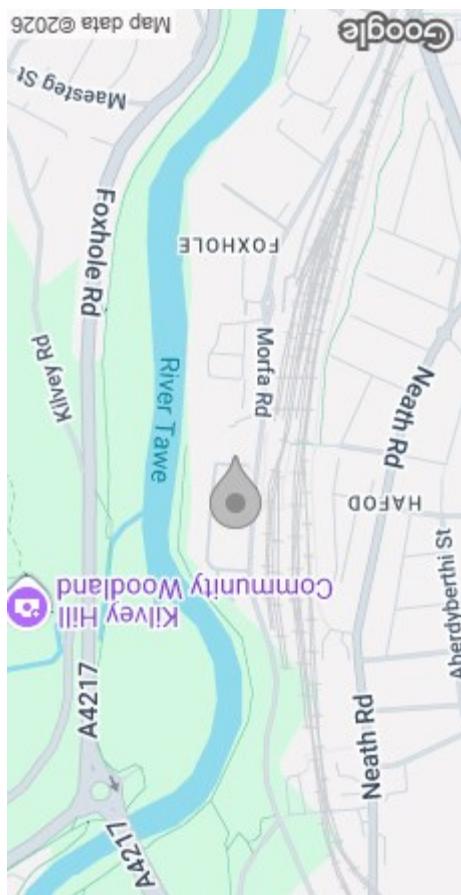


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP



Golwg Y Garreg Wen, Swansea, SA1

### FLOOR PLAN



## Flat 10 Golwg Y Garreg Wen

, Swansea, SA1 2EW

Offers Over £130,000



## GENERAL INFORMATION

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

The accommodation comprises an entrance hallway, lounge opening to a modern fitted kitchen, two bedrooms, and a bathroom. Externally, the property benefits from one allocated parking space.

Ideally located near local amenities including Morfa Retail Park and Parc Tawe, with excellent transport links via Swansea Park & Ride, Swansea Train Station, and easy access to the M4 via Fabian Way.

An ideal first-time buy or investment opportunity. Viewing is highly recommended to appreciate all this fantastic property 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: £2,054.83 Per Annum  
(inclusive of 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.

