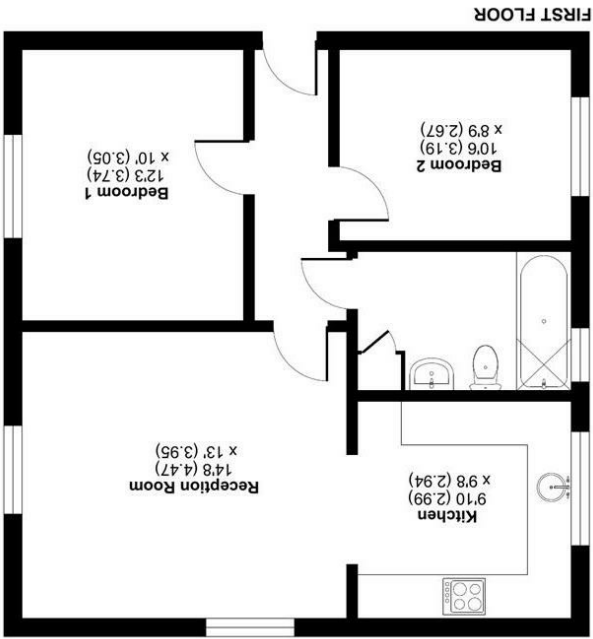


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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, incorporating International Property Measurement Standards (IPMS2 Measurement). © Redroom 2025. REF: 1353414

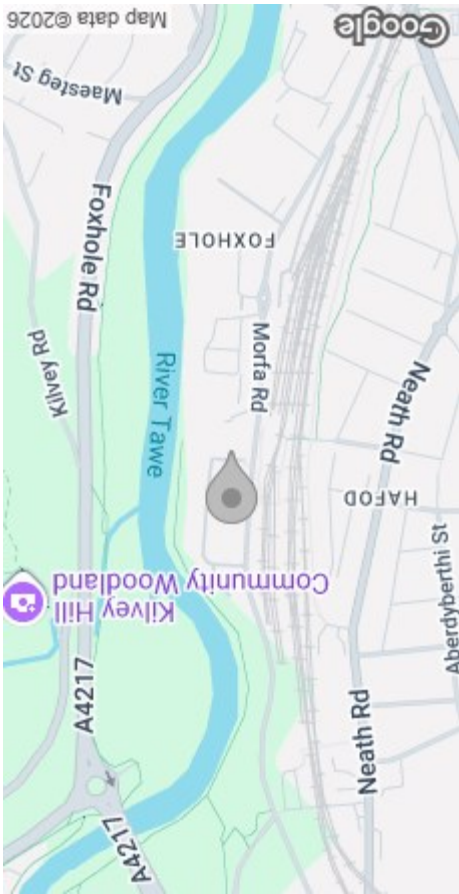


Golwg Y Garreg Wen, Swansea, SA1

Approximate Area = 638 sq ft / 59.2 sq m

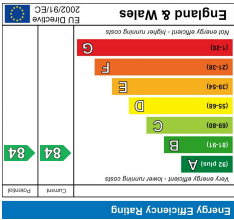
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC





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.

