



Flat 19 Dumbarton House Bryn Y Mor Crescent , Swansea, SA1 4QX

Offers Over £70,000



FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to All Floors

Ground Floor Apartment

Entrance

Hallway

Lounge/Dining Room

15'10" x 8'11" (4.83m x 2.73m)

Kitchen

6'6" x 6'3" (2.0m x 1.93m)

Bedroom

10'2" x 8'3" (3.10m x 2.52m)

Bathroom

Tenure - Leasehold

Term 189 Years

Ground Rent - £72 Per Annum

Service Charge - £2,200 Per Annum

EPC - B

Services

Mains 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

AREA MAP



FLOOR PLANS

GROUND FLOOR

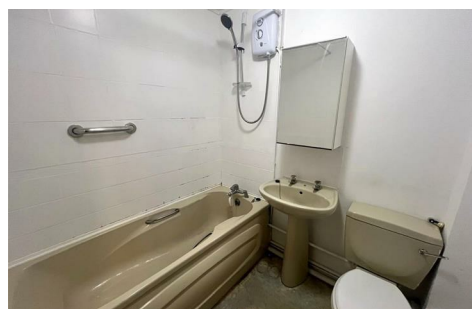


When a property has been rated as 'B' or better, the energy efficiency of the property is considered to be 'very good'. This means that the property is likely to have a high level of energy efficiency and will be able to save money on energy bills. The energy efficiency of the property is also a key factor in determining the property's value and its potential for rental income.

EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83 84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.



11 Walter Road, Swansea, SA1 5NF

T 01792 646060 E sw@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

