

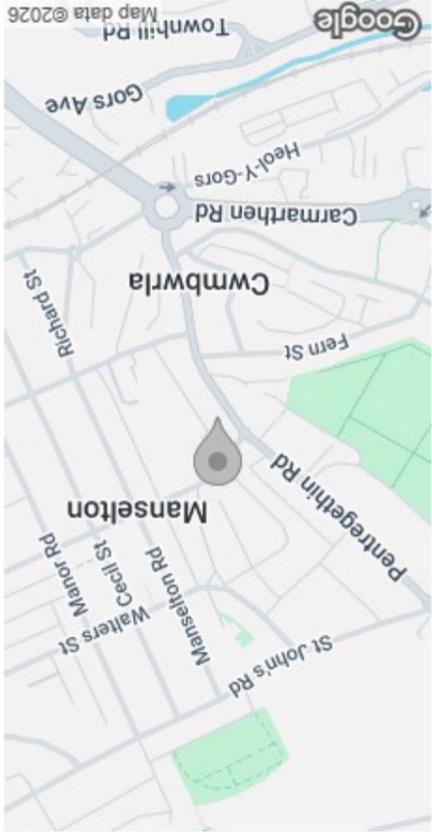


Energy Efficiency Rating	Current	Minimum
A	91-100	81-100
B	81-90	69-80
C	69-80	55-68
D	55-68	35-54
E	35-54	21-34
F	21-34	1-20
G	1-20	1-20

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.

Where a diagram has been made to show the location of the property on a map, the measurements shown are approximate and should not be used as a guide. The measurements shown are for information only 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.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



184 Pentregethin Road  
 Cwmbwrla, Swansea, SA5 8AY  
 Offers Over £100,000



## GENERAL INFORMATION

We are delighted to offer for sale this spacious first floor ex-local authority apartment, ideally situated in the popular area of Cwmbwrla, Swansea. The property offers well-proportioned accommodation throughout and briefly comprises a lounge/dining room, fitted kitchen, two good-sized bedrooms, and a bathroom. Externally, the property also benefits from a parking space to the front.

The apartment enjoys a convenient and sought-after location, providing excellent access to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, as well as a range of local schools, shops, and everyday amenities.

Offering fantastic potential, this property would make an ideal first-time purchase or a great investment opportunity.

## FULL DESCRIPTION

### First Floor Apartment

#### Entrance

#### Stairs up to Hallway

#### Lounge

12'7" x 12'7" (3.85m x 3.85m)

#### Kitchen

11'5" x 9'10" (3.49m x 3.02m)

#### Bedroom 1

12'7" x 10'4" (3.85m x 3.17m)

#### Bedroom 2

11'8" x 10'11" (3.56m x 3.35m)

#### Bathroom



### External

#### Allocated Parking Space

#### Tenure - Leasehold

Term: 99 Years with 80+ years remaining

Ground Remt: £10 Per Annum

Service Charge: £100 Per Annum

#### Council Tax Band - A

#### 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."

