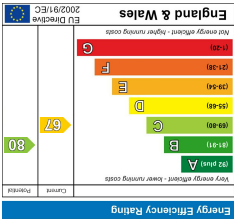
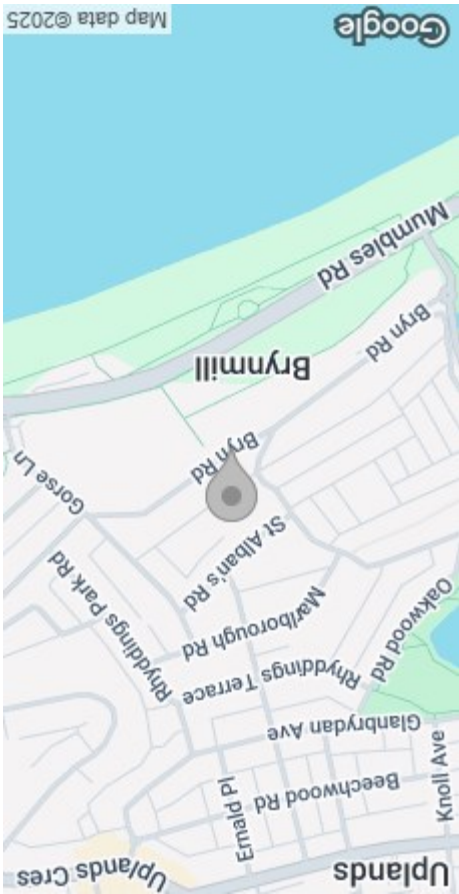


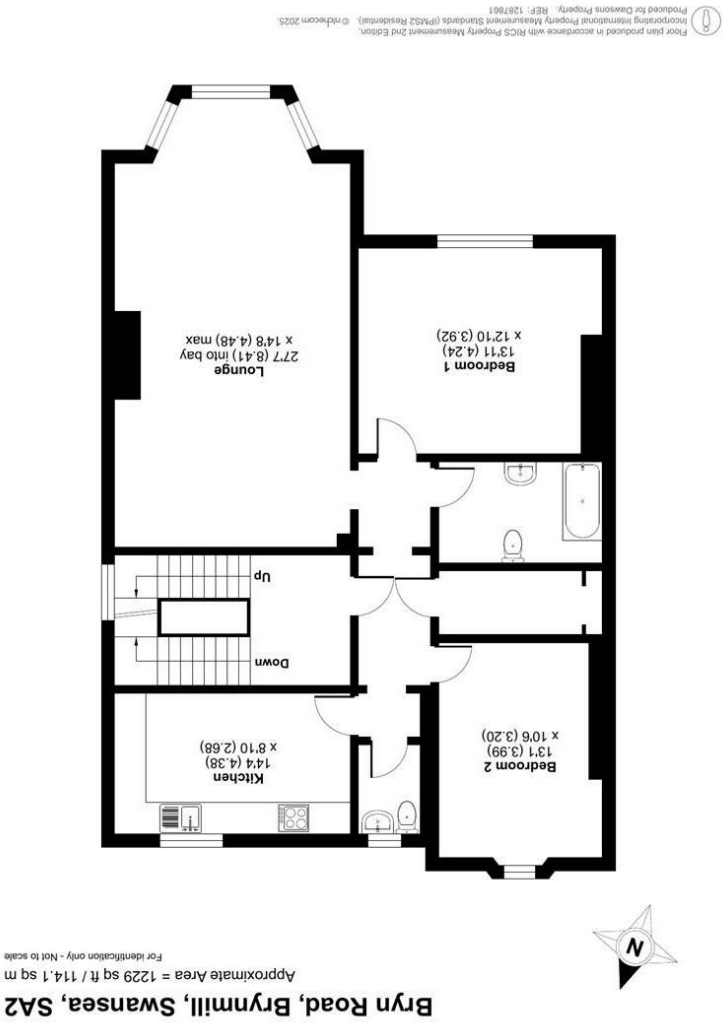
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



43C Bryn Road
Brynmill, Swansea, SA2 0AP
Offers Over £140,000



GENERAL INFORMATION

Ideal First-Time Buy or Investment

Dawsons are delighted to offer for sale this second-floor apartment, currently Vacant, making it a fantastic opportunity for first-time buyers or investors alike.

Enjoying partial sea views of Swansea Bay, this characterful property retains some original features and offers well-proportioned accommodation comprising a lounge, kitchen, two double bedrooms, bathroom, separate cloakroom, and a generous walk-in wardrobe.

Externally, there is access to a shared rear lawned garden.

Located in a convenient position close to Swansea's seafront and local amenities, this apartment offers a great blend of charm, space, and location.

Early viewing is recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Main Entrance

Communal Hallway
Staircase.

Second Floor

Entrance

Hallway

Lounge
27'7" (into bay) x 14'8" (max)
(8.41m (into bay) x 4.48m (max))

Kitchen
14'4" x 8'9" (4.38m x 2.68m)

Cloakroom

Bedroom 1
13'10" x 12'10" (4.24m x 3.92m)



Bedroom 2
13'1" x 10'5" (3.99m x 3.20m)

Bathroom

External
Shared Garden

Tenure - Leasehold
Term 189 Years
Years remaining: 158 Years
Ground rent: £100 per annual
Service charge: £660 per annum

Council Tax Band - C

EPC - D

N.B
Sold with Tenant in Situ

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.

