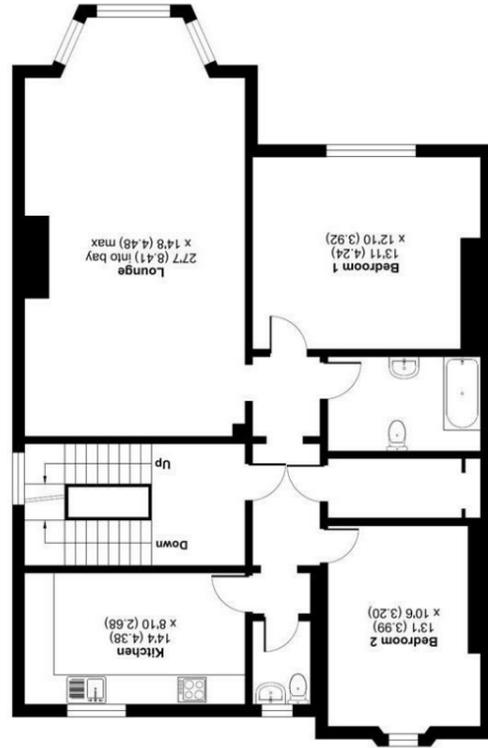




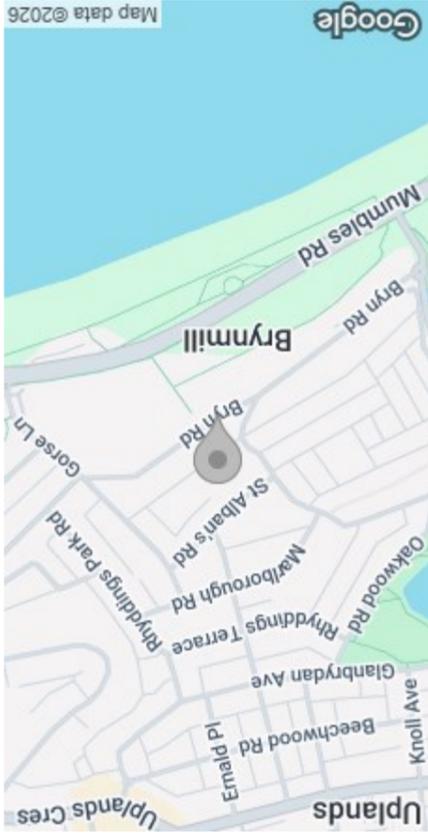
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 (IPMS) (Revised 2018).  
 Produced by Dawson's Property, REF: 1287961



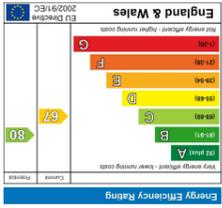
Bryn Road, Brynmill, Swansea, SA2

FLOOR PLAN



AREA MAP

EPC



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

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.

