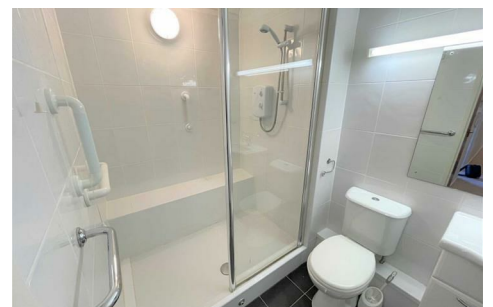




112 Homegower House

St Helens Road, Swansea, SA1 4DN

Asking Price £80,000



FULL DESCRIPTION

Communal Entrance

Enter via communal door into:

Communal Hallway

Stairs and lifts to all floors.

Second Floor

Hallway

Coving to ceiling, fitted carpet, electric heater, storage cupboard, entry system intercom.

Shower Room

8'4" x 5'6" (2.54 x 1.67)

Three piece suite comprising walk in shower cubicle, wash hand basin with vanity unit under and low level W.C, tiled walls and flooring, coving to ceiling.

Lounge/Dining Room

15'0" (max) x 14'5" (4.56 (max) x 4.40)

UPVC double glazed window to rear with view over communal resident's garden, feature fireplace with inset coal effect electric fire, electric storage heater, coving to ceiling, fitted carpet, access to:

Kitchen

9'2" x 6'0" (2.79 x 1.82)

Fitted with matching range of base units and worktop with wall units above, corner base unit has a carousel fitment within, stainless steel sink with single drainer and mixer tap, four ring electric ceramic hob with built under electric oven, wall mounted microwave oven, free standing fridge freezer, specialised non-slip floor covering, UPVC double glazed tilt window to rear overlooking communal garden.

Bedroom 1

17'7" MAX x 8'8" MAX (5.36 MAX x 2.65 MAX)

UPVC double glazed window to rear with view over communal garden, two built in double wardrobes, electric storage heater, coving to ceiling, fitted carpet.

Bedroom 2

14'5" MAX x 11'9" MAX (4.40 MAX x 3.59 MAX)

UPVC double glazed window to rear with view over communal garden, built in wardrobe, electric storage heater, coving to ceiling, fitted carpet.

External

Communal gardens and car park.

Tenure

Leasehold

Term 99 years from 1986.

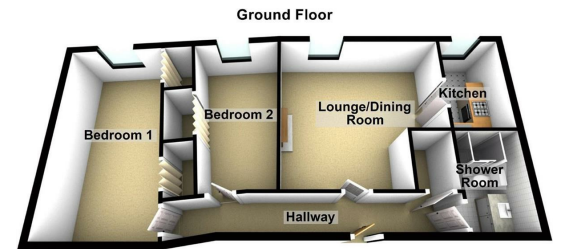
Ground Rent £556.90 Per Annum.

Service Charge £3,435.13 Per Annum.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) 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.



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