



## 846 Llangyfelach Road

Treboeth, Swansea, SA5 9AX

Offers Over £70,000



## FULL DESCRIPTION

Sold with tenants in situ.

We offer for sale this ground floor flat situated in the sought after area of Treboeth, Swansea. The property comprises entrance porch, lounge, inner hallway, kitchen and shower room. Externally the property offers a parking space to front.

The property is located in a convenient location to Swansea City Centre, Morfa Retail Park, Swansea.com Stadium and local schools and amenities.

We would consider this property to be an ideal investment. Viewing is highly recommended to appreciate.

### Ground Floor Flat

#### Entrance

#### Porch

#### Lounge

16'4" (into alcove) x 12'5" (5.00m (into alcove) x 3.81m)

#### Inner Hallway

#### Bedroom

11'5" x 9'4" (3.5m x 2.86m)

#### Shower Room

#### Kitchen

10'11" x 9'10" (3.35m x 3.02m)

#### External

#### Parking Space to Front

#### Tenure - Leasehold

Term: 189 Years from 24th June 1991

Ground Rent: TBC

#### Council Tax Band - A

#### EPC-D

#### Services

Mains Gas & Electric

Mains Sewerage

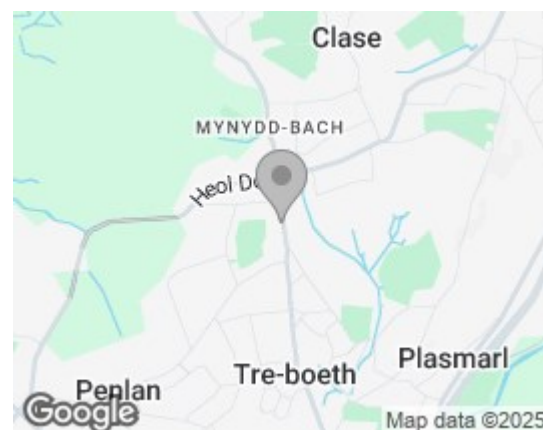
Broadband current supplier: Virgin.

You are advised to refer to Ofcom checker for mobile signal and coverage.

#### Income

Current Income £600 P.C.M

## AREA MAP



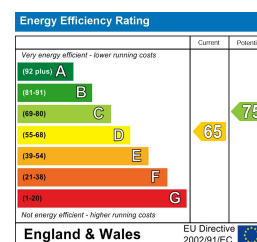
## FLOOR PLANS

GROUND FLOOR

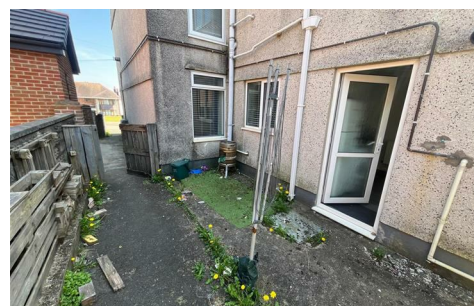
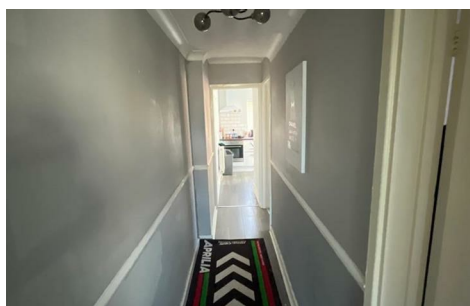


Notes: This diagram has been created to assist the accuracy of the information provided. It is not a legal document and should not be relied upon for legal purposes. The information is provided for guidance only and is subject to change without notice. The information is provided for guidance only and is subject to change without notice.

## EPC



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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