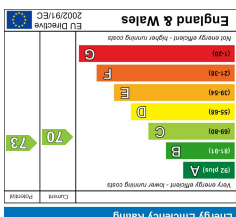


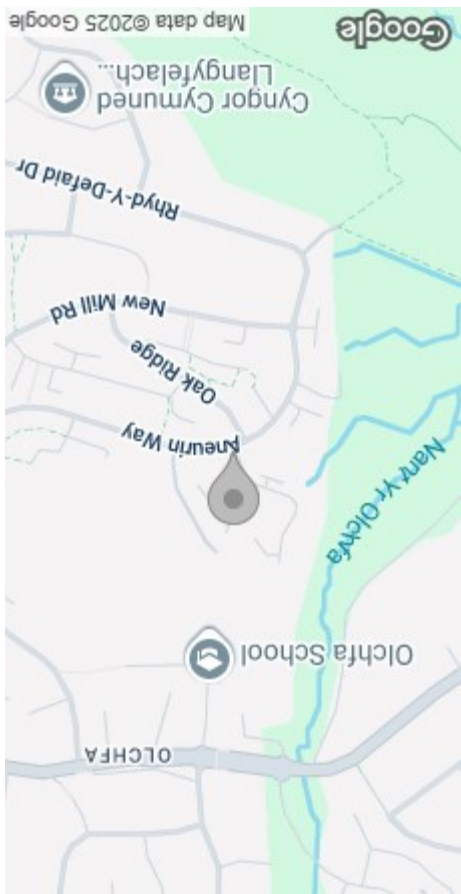
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AREA MAP



GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

FLOOR PLAN



59 Aneurin Way

Sketty, Swansea, SA2 8NP

Offers Around £135,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Dawsons are delighted to offer to the market this ready-to-move-in ground floor flat, complete with its own balcony – the perfect spot to relax and enjoy the surroundings.

The accommodation comprises a secure communal entrance leading into a welcoming hallway. From here, the flat opens into a modern rear-facing fitted kitchen and a bright front-facing lounge/dining room with direct access onto the balcony. An inner hallway leads to two well-proportioned double bedrooms and a contemporary bathroom.

Externally, there is a secure communal rear yard featuring allocated storage sheds and shared washing lines.

Aneurin Way is ideally situated within walking distance of highly regarded local schools, including Olchfa Comprehensive and Parkland Primary. Local shops and amenities are conveniently nearby, and the property offers easy access to Clyne Valley, providing beautiful woodland walks leading down to Blackpill and the seafront.

Viewing is highly recommended to fully appreciate the excellent location and move-in-ready condition of this lovely home.

FULL DESCRIPTION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE

ENTRANCE DOOR INTO THE FLAT

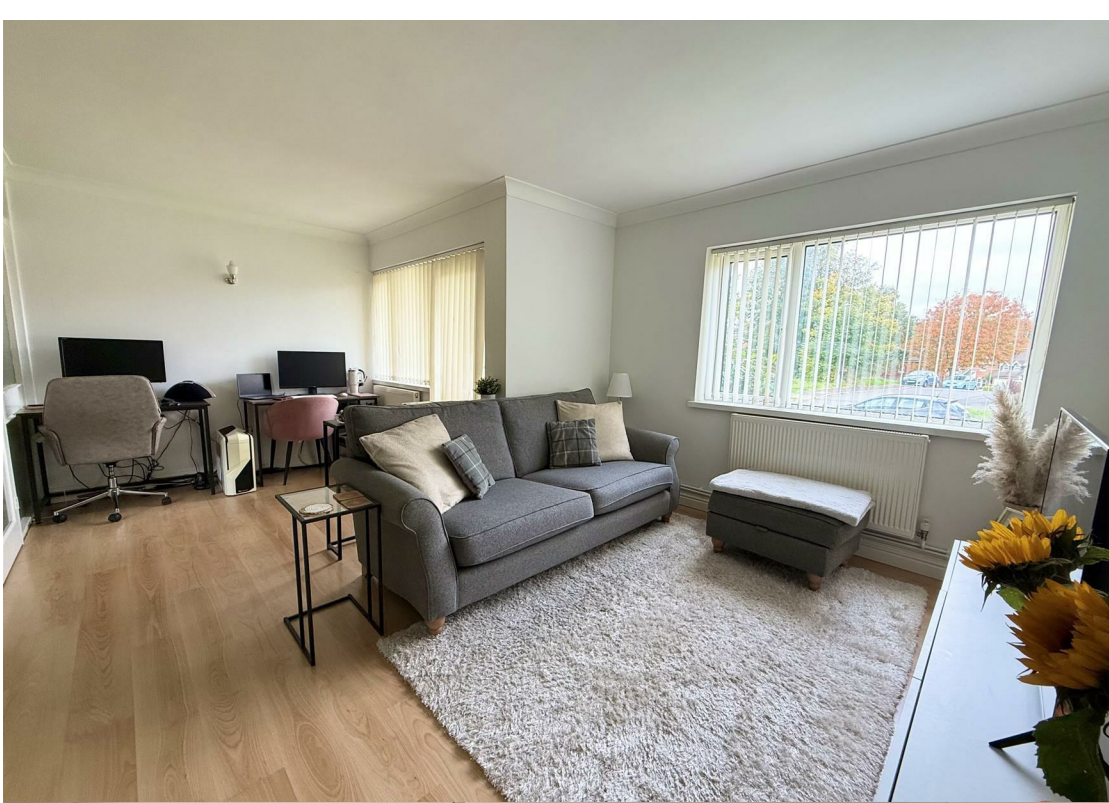
HALLWAY

KITCHEN
7'5" x 11'4" (2.271 x 3.465)

LOUNGE/DINING ROOM
12'4" x 17'6" (widest point)
(3.772 x 5.345 (widest point))

BALCONY

INNER HALLWAY



BEDROOM 1
12'7" x 8'9" (3.854 x 2.685)

BEDROOM 2
11'0" x 9'3" (3.374 x 2.833)

BATHROOM

EXTERNAL
FRONT - communal lawn

REAR - Fully enclosed communal yard with allocated storage shed and communal washing lines.

TENURE
LEASEHOLD - 125 years from March 1989, 89 years remaining
Via Swansea Council
Service Charge - 2025 bill was for £180.00
Annual ground rent - £10.00

EPC
EPC - C

COUNCIL TAX
Council tax band B

ADDITIONAL INFORMATION
Ex-local authority

SERVICES
Mains gas, electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

