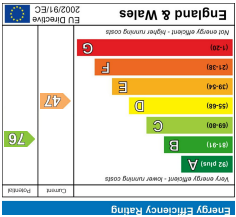
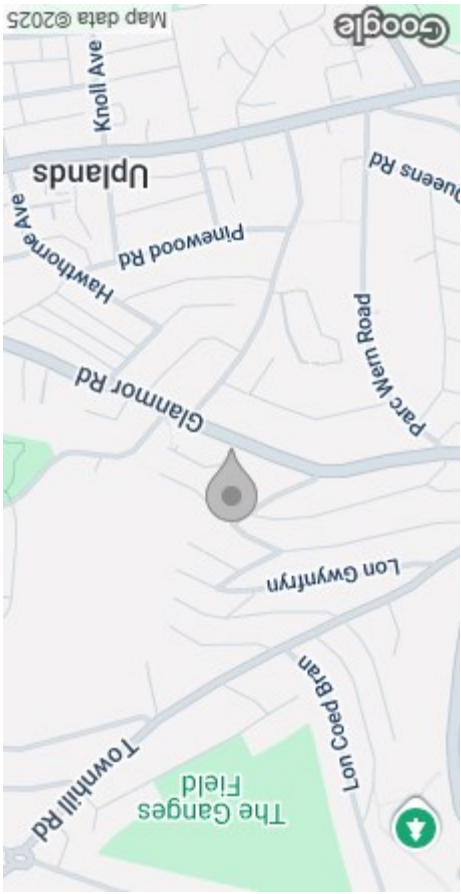


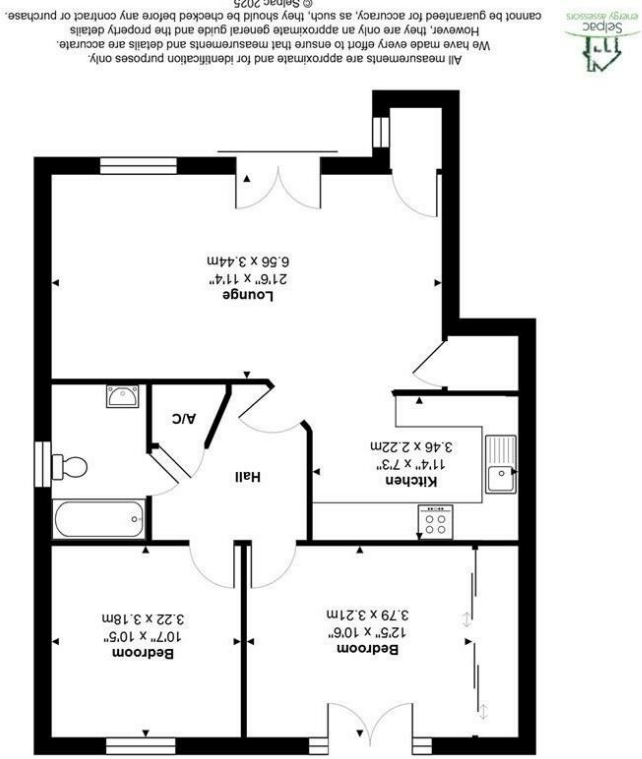
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



41, Newnham Crescent, Sketty, SA2 0RZ

Approximate Total Area: 721 ft² ... 67.0 m²

FLOOR PLAN



41 Newnham Crescent

Sketty, Swansea, SA2 0RZ

Offers Over £180,000



GENERAL INFORMATION

Deceptively Spacious Ground Floor Apartment in Sought-After Sketty

Nestled in a quiet cul-de-sac within the highly desirable area of Sketty, this beautifully presented ground floor apartment offers modern living with a bright and airy open-plan kitchen, lounge, and dining area, complete with a Juliette balcony boasting attractive views over Sketty. The property features two generously sized double bedrooms and a contemporary bathroom, making it an ideal first-time buy or investment opportunity.

Additional benefits include double-glazed windows, efficient electric heating, driveway parking, a garage, and a private rear garden with a lawn and a charming sit-out patio area - perfect for relaxing or entertaining.

Conveniently located within close proximity to local shops, amenities, and excellent transport links, the apartment is also just a short distance from Sketty, Uplands, Gower College, Singleton Hospital, Swansea University and Singleton & Cwmdonkin Parks.

Tenure - Leasehold
Lease Details - 125 years from 01/09/1990
Ground Rent - £102.14 per annum
The Ground Rent is next due to be reviewed on 28 Oct 2033
Service Charge/Insurance - £302.08 per annum
EPC - E
Council Tax Band - D

FULL DESCRIPTION

GROUND FLOOR

PORCH

LOUNGE
21'6" x 11'3" (6.56 x 3.44)

KITCHEN
11'4" x 7'3" (3.46 x 2.22)

STORAGE CUPBOARD

INNER HALLWAY

BEDROOM 1
12'5" x 10'6" (3.79 x 3.21)

BEDROOM 2
10'6" x 10'5" (3.22 x 3.18)

BATHROOM



EXTERNAL
FRONT - Off road parking for two and a single garage.

REAR - Tiered garden laid to lawn with a sit-out patio area.

GARAGE

SERVICES
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

