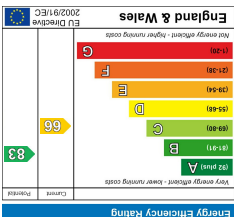


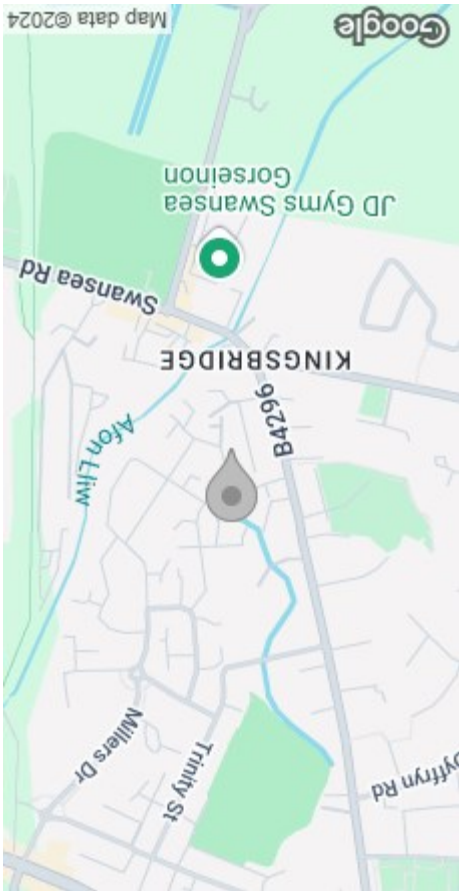


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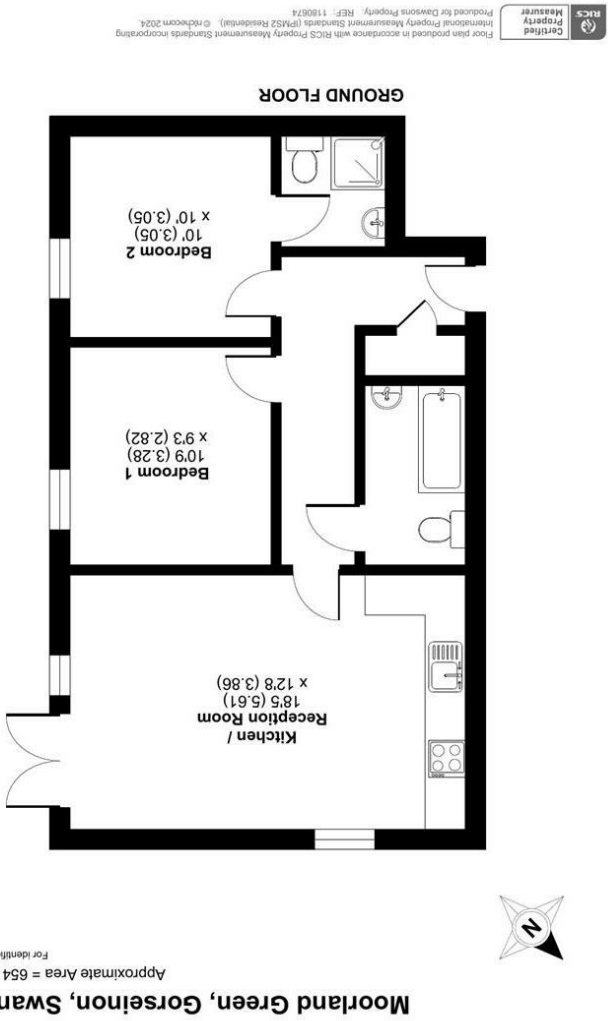
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### FLOOR PLAN

Quiet  
Marketing

91 Moorland Green  
Gorseinon, Swansea, SA4 4QF  
Offers Around £100,000





GENERAL INFORMATION

\*\*\* This property was exclusively sold through our discreet Quiet Marketing approach, offering a seamless and private transaction experience \*\*\* Welcome to this charming 2-bedroom second-floor apartment located in the picturesque Moorland Green, Gorseinon, Swansea. This property boasts a modern open-plan kitchen/reception room, perfect for entertaining guests or simply relaxing after a long day. With a convenient shower en-suite in one of the bedrooms and a family bathroom, this apartment offers both comfort and functionality. The allocated parking space ensures you never have to worry about finding a spot after a busy day out and about. Whether you're a young professional looking for a stylish space to call your own or a small family seeking a cosy home, this apartment ticks all the boxes. Don't miss out on the opportunity to make this lovely property your own. LEASEHOLD - Terms of Lease 125 years, years remaining 116 years. Ground Rent £250.00 per annum. This amount changes every 10 years (last rise was Jan 2019). Annual service charge £1956.40 per annum | EPC = D | Council Tax Band = C

FULL DESCRIPTION

- Entrance
- Hallway
- Kitchen/Reception Room  
18'4" x 12'7" (5.61m x 3.86m )
- Bedroom 1  
10'9" x 9'3" (3.28m x 2.82m)
- Bedroom 2  
10'0" x 10'0" (3.05m x 3.05m )
- Shower En-suite
- Family Bathroom
- External
- Allocated Parking Space



Additional Information

Vendor advises:  
You are advised to refer to Ofcom checker for mobile signal and coverage.  
Electric - Yes - Octopus Energy  
Gas - Yes - Octopus Energy  
Water - Yes - Billed  
Broadband - No

LEASEHOLD TERMS

LEASEHOLD TERMS -  
Terms of Lease 125 years, years remaining 116 years. Ground Rent £250.00. This amount changes every 10 years (last rise was Jan 2019). Annual service charge £1956.40.

