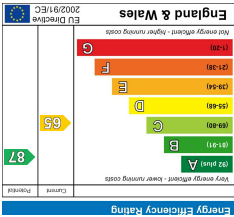


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

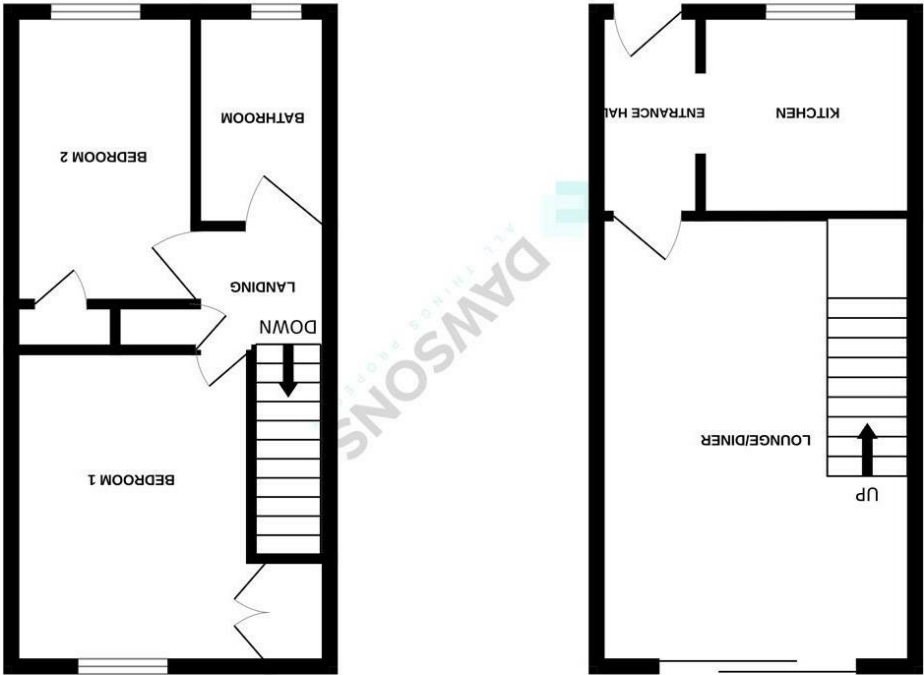
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions, fixtures and fittings shown here and herein listed and no guarantee is given. As to their operability or efficiency can be given. Prospective purchaser, The services, systems and appliances shown here and herein listed and no guarantee is given. As to their operability or efficiency can be given.



EPC



AREA MAP



FLOOR PLAN



6 Bron Afon Uchaf
Penllergaer, Swansea, SA4 9QW
Offers Around £180,000



GENERAL INFORMATION

Situated in the desirable Tircoed Village, this end-terrace property on Bron Afon Uchaf in Penllergaer, Swansea, presents an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you are welcomed into a bright and open-plan living room that creates a warm and inviting atmosphere. The separate kitchen is functional and offers ample space. The property benefits from a freehold tenure, providing you with complete ownership and flexibility. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition. Outside also boasts a front and rear garden with driveway parking.

With its prime location, residents can enjoy the surrounding natural beauty and community spirit, while still being conveniently close to local amenities and transport links. Viewings are highly recommend.

FULL DESCRIPTION

- Entrance
- Hallway
3'9" x 7'10" (1.15 x 2.39)
- Kitchen
7'9" x 7'8" (2.38 x 2.36)
- Living Room/Diner
16'8" x 11'10" (5.09 x 3.61)
- Bedroom 1
11'7" x 9'9" (3.55 x 2.99)
- Bedroom 2
5'7" x x 10'9" (1.71 x x 3.29)
- Bathroom
7'10" x 4'10" (2.40 x 1.48)
- Parking
Driveway



Tenure
Freehold

EPC = C

Council Tax Band = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional Information
Tircoed Village Rent Charge - The current rent charge is approx £134.89 per year. Further information about how this is calculated is provided with your payment demand each year.

