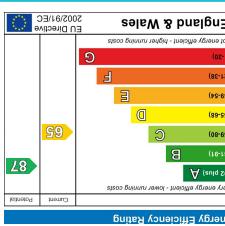


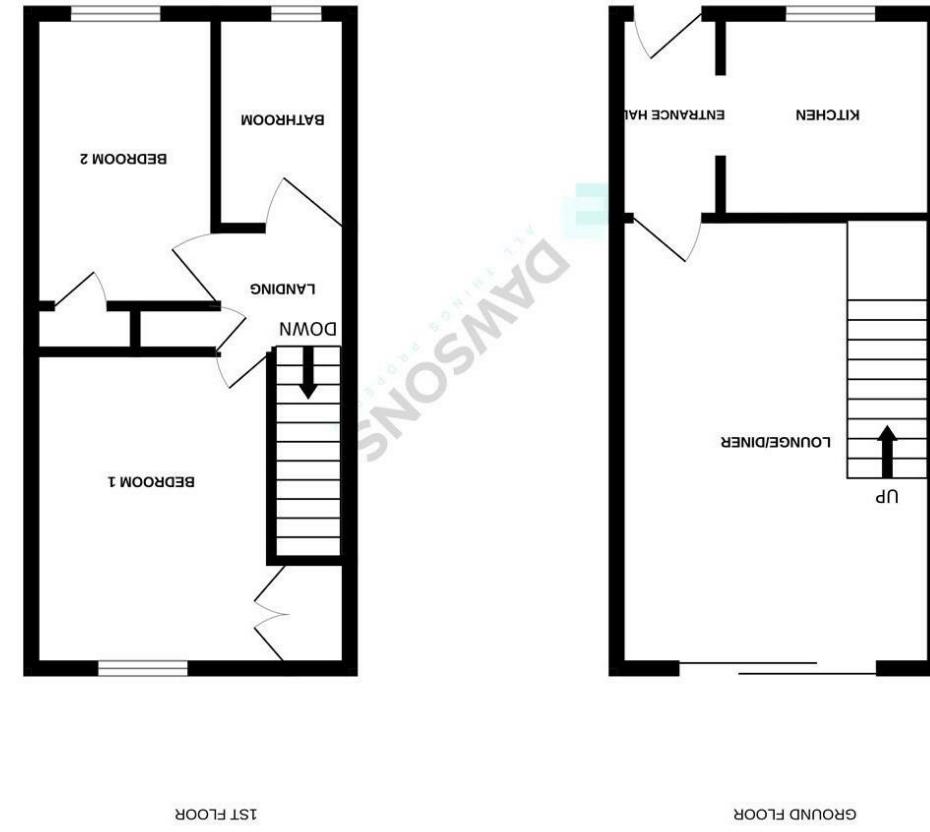
These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Individual purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.



## &lt;divEPC



## AREA MAP



FLOOR PLAN



## 6 Bron Afon Uchaf Penllergaer, Swansea, SA4 9QW **Offers Around £170,000**



The logo for Dawsons, featuring a stylized diamond shape composed of two overlapping teal and light blue squares above the word "DAWSONS" in a bold, black, sans-serif font.

## 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 recommended.



## 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)

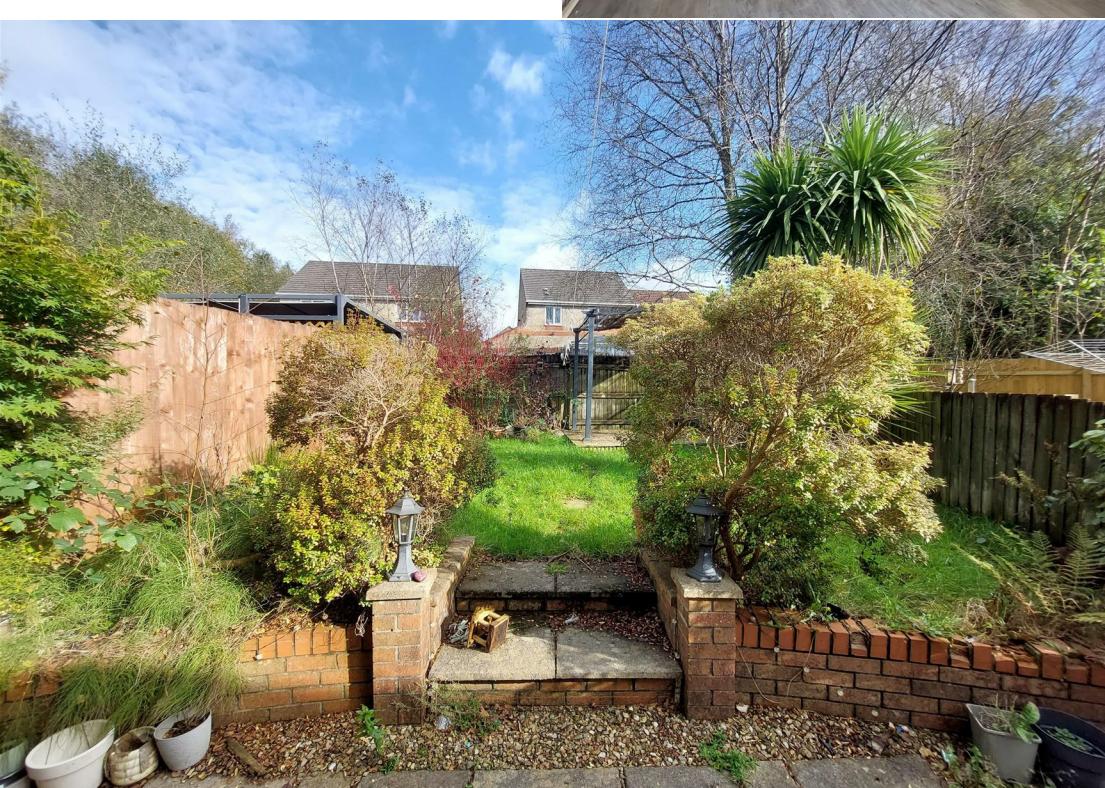
**Living Room/Diner**  
16'8" x 11'10" (5.09 x 3.61)

**Bedroom 1**  
11'7" x 9'9" (3.55 x 2.99)

**Bedroom 2**  
5'7" x 10'9" (1.71 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.

