

90 High Street, Swansea, SA4 4BL

T 01792 896 868 E [go@dawsonsproperty.co.uk](mailto:go@dawsonsproperty.co.uk)

W [dawsonsproperty.co.uk](http://dawsonsproperty.co.uk)



**DAWSONS**  
ALL THINGS PROPERTY



## 61 Parc Penderi

Penllergaer, Swansea, SA4 9DJ

**Offers Around £210,000**



3



2



1



C

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

16'1" max x 15'1" max (4.90 max x 4.59 max)

#### Kitchen

10'1" x 8'0" (3.08 x 2.44)

#### Cloakroom

### First Floor

#### Landing

#### Bedroom 1

9'5" max x 9'2" (2.86 max x 2.80)

#### En-suite

#### Bedroom 2

13'2" max x 8'10" max (4.02 max x 2.69 max)

#### Bedroom 3

10'0" x 5'10" (3.06 x 1.79)

#### Family Bathroom

#### Parking

Driveway to rear

**Council Tax Band = D**

**EPC = C**

#### Tenure

Leasehold Terms - Terms of lease 100, years remaining 84. Ground rent is £160.00 per annum,

### Services

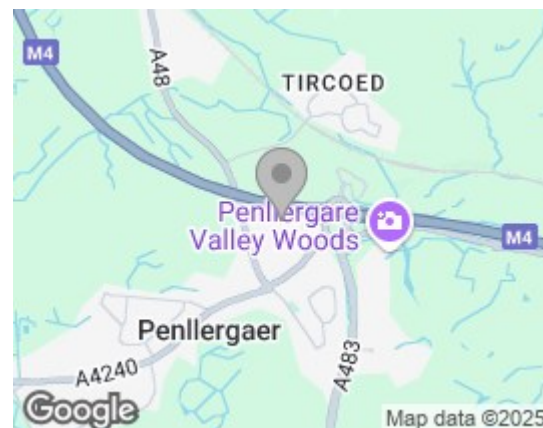
Heating System - Gas

Mains gas, electricity, sewerage and water

Mobile - There are no known issues with mobile coverage using the vendors current supplier

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

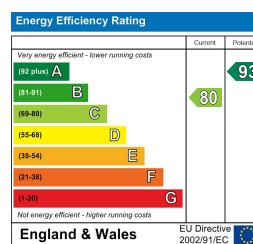
## AREA MAP



## FLOOR PLANS



## EPC



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.