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FRESH

Estate & Letting Agents



89 Moorland Green, Gorseinon, Swansea, SA4 4QF

Asking Price: £84,950

- Popular And Sought After Residential Area
- Second Floor 1 Bedroom Studio/Apartment
- Fantastic First Time Purchase Or Investment Opportunity
- No Forward Chain



Tel 01792 464757

Email sales@freshsales.co.uk

Entrance Communal Hallway

Entered via double glazed front doors with matching glazed side panels to hallway with staircase giving access to all floors.

Second Floor Landing

With front door to:-

Hallway

With laminate flooring, built in airing cupboard space, electric wall mounted heater and doors to:-

Lounge/Kitchen

With two wall mounted electric heaters, double glazed windows to side and rear aspect and double glazed french doors with Juliet balcony to front aspect. The lounge is open plan effect to a modern fitted kitchen with a range of matching base and wall units and drawer space in white with chrome handles, colour coordinated roll top work surface space and preparation incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric cooker with 4 ring electric hop and stainless steel extractor canopy over, built in wine rack, space for fridg/freezer and plumbing for automatic washing machine.

Bedroom One

With wall mounted electric heater and double glazed window to front aspect.

Bathroom

A three piece suite in white comprising panel bath with chrome mains shower over, wash hand basin, low level W.C, shaver point, wall mounted Dimplex heater and half tiled walls.

AGENTS NOTE

The property is held leasehold. A 125 year lease from the 1st January 2009 with an unexpired lease of approximately 108 years remain. Ground rent and and service charges are being looked into. For more information please call us on 01792 464757 option 1 for sales.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

