



**52 Ffordd Yr Afon, Gorseinon, Swansea, SA4 4QA**

**Asking Price: £119,950**

- First Floor Apartment
- Immaculate Condition Throughout
- Allocated Parking
- Two Bedrooms
- Ideal First Time Purchase Or Investment Opportunity
- No Forward Chain



**Entrance Communal Hallway**

With staircase giving access to all floors.

**First Floor Landing****Entrance Hallway**

9.217m x 0.990m (30' 3" x 3' 3")

Entered via front door giving access to hallway with doors to:-

**Lounge**

4.394m x 4.157m (14' 5" x 13' 8")

A spacious and comfortable room, light and airy with double glazed French doors with Juliet balcony to the rear and opening to:-

**Kitchen**

2.705m x 2.711m (8' 10" x 8' 11")

A fully fitted and stylish kitchen with a selection of matching base and wall units in beech with chrome handles, colour coordinated roll top work surface and space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, built in wine rack, part tiled walls, space for fridge freezer, plumbing for automatic washing machine and double glazed window to rear aspect.

**Bedroom One**

4.012m x 2.400m (13' 2" x 7' 10")

With double glazed window to rear aspect.

**Bedroom Two**

3.448m x 3.127m (11' 4" x 10' 3")

With double glazed window to rear.

**Bathroom**

4.222m x 2.099m (13' 10" x 6' 11")

A three piece suite in white comprising panel bath with chrome mains shower over and glazed side screen, low level W.c, wash hand basin, mosaic effect half tiled walls, extractor fan, shaver point, built in airing cupboard space and double glazed frosted window to side aspect.

**External**

To the rear of the building is allocated parking.

**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 adviser.



# FRESH

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

