



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

**Asking Price: £87,500**

- Ideal First Time Purchase Or Investment Opportunity
- Well Presented Through out
- Allocated Parking Bay
- No Forward Chain
- Second Floor One Bedroom Apartment
- Intercom Entry System



**Entrance Communal Hallway**

With staircase giving access to all floors.

**Third Floor landing Entrance**

Entered via front door giving access to hallway with medium oak laminate flooring, attic hatch, chrome spot lighting and doors to:-

**Lounge**

A good size light and airy room, coving, double glazed French doors with Juliet balcony to the front and opening to:-

**Kitchen**

A well presented and fitted modern kitchen with a good selection of matching base and wall units in beech with colour coordinated roll top work surface space and preparation area incorporating stainless steel sink unit with mixer taps over, built in fan assisted electric oven, ring ceramic hob and extractor canopy over, wine rack, plumbing for automatic washing machine, space for fridge freezer, majority tiled walls, tile effect wooden flooring and double glazed window to the front.

**Bedroom**

With fitted wardrobes and Double glazed window to front aspect.

**Bathroom**

A three piece suite in white comprising panel bath with mains shower over and glazed side screen, low level W.C, wash hand basin, fully tiled walls, chrome heated towel rail and double glazed frosted window.

**External**

To the rear of the property is an allocated parking spot.

**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.



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