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Estate & Letting Agents



104 Ffordd Yr Afon, Gorseinon, Swansea, SA4 4QA

Asking Price: £124,950

- A Ground Floor Two Bedroom Apartment
- Light And Airy Lounge/Dining Room Open Plan to A Fitted Kitchen
- Family Bathroom
- No Forward Chain
- A Fantastic First Time Purchase Or Investment Opportunity
- Master Bedroom With Ensuite Shower Room
- Highly Sought After And Popular Residential Area
- Allocated Parking



Tel 01792 464757

Email sales@freshsales.co.uk

Entrance Communal Hallway

Entered via double glazed front door giving access to communal reception hallway. Access to all apartments are via a security intercom system.

Entrance Hallway

Entered via front door to hallway with built in airing cupboard space, inset spot lighting, laminate flooring and doors to:-

Lounge/Dining Room

A good size light and airy room that is open plan to the kitchen area with light oak effect laminate flooring, wall mounted electric heating, double glazed window to side aspect, feature brick tiled wall and double glazed french doors with matching glazed side panels to rear aspect.

Kitchen

A well appointed and modern fitted kitchen with a wide range of base and wall units and draw space in black and cream with wood work surface space and preparation area incorporating a one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker/grill, 4 ring ceramic hob and extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, feature brick tile wall and continued oak effect laminate flooring.

Master Bedroom

With laminate flooring, wall mounted electric heater, double glazed window to rear aspect and door to:-

Ensuite Shower Room

A three piece suite comprising walk in glazed shower cubicle housing mains shower, low level W.C, vanity wash hand basin, extractor fan, heated towel rail, laminate flooring and part tiled walls.

Bedroom Two

A well proportioned second bedroom with full length fitted sliding mirror door wardrobes, laminate flooring and double glazed window to rear access.

Bathroom

A three piece suite in white comprising panel bath with shower over, low level W.C, wash hand basin, part tiled walls, ceramic tile flooring, shaver point, extractor fan and wall mounted electric heater.

External

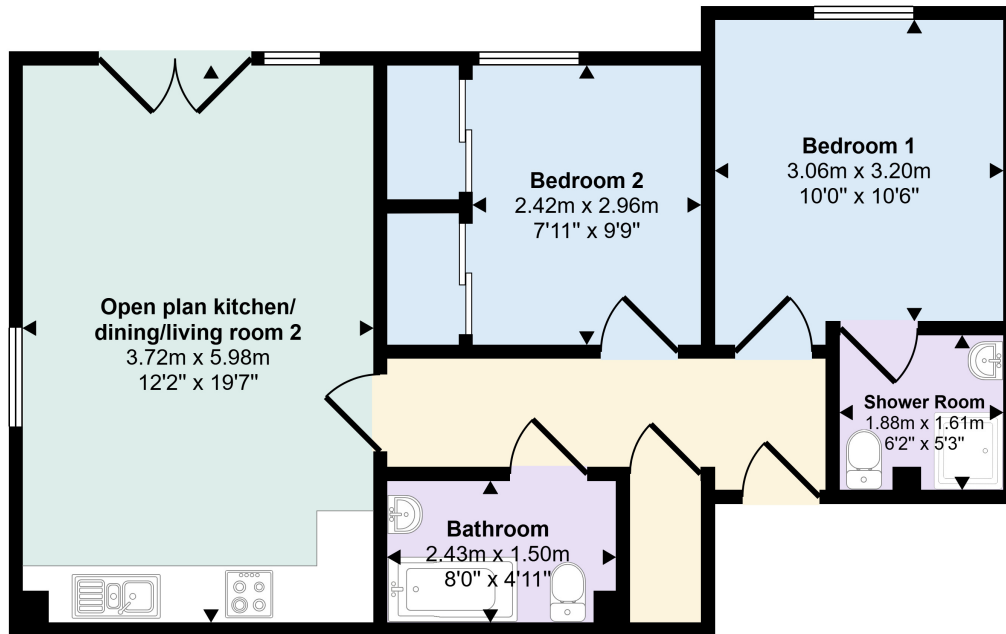
To the front of the property is allocated parking for one vehicle. To the rear there is a small garden laid to lawn.

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.



Approx Gross Internal Area
59 sq m / 635 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 73 | 81 |
| | EU Directive 2002/91/EC | |

