

FOR SALE

£80,000 Leasehold



Dumbarton House Court, Bryn Y Mor Crescent, Swansea, West Glamorgan SA1 4QX

- Second Floor with Lift Access
- Communal Gardens
- One Bedroom Apartment
- Electric Heating



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this one bedroom apartment set in Dumbarton House Court in Bryn Y Mor Crescent. situated on the second floor with lift access, the property briefly comprises a hallway with airing cupboard, double-sized bedroom, living room and separate fitted kitchen, and shower room. Views towards Swansea Bay and access to communal gardens. The property is in an ideal location for the bars, restaurants, shops and amenities of Uplands. Parking is available on site and roadside parking to the rear of the block. On-site caretaker and access to a laundry room.

Virtual viewing available! Please refer to Ofcom checker for mobile signal and coverage. At time of publication: Leasehold: 99 years from 24 June 1996 (70 years remaining). Annual Service Charge: £2068.60. Ground Rent: £37.50 (six monthly).

Council Tax: Band A EPC Rating: C



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Fitted carpet. Ceiling light fitting. Wall mounted intercom. Door to airing cupboard, housing water tank. Storage heater. Doors leading to:-

Living Room

3.119m x 5.067m (10' 3" x 16' 7")

[Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window. Storage heater.

Kitchen

2.302m x 2.206m (7' 7" x 7' 3") [Measurements taken to furthest point of room]

Vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window. A range of wall and base units, incorporating stainless steel sink and drainer unit. Extractor fan. Partial splash-back wall tiling. Plumbed for washing machine. Space for freestanding cooker and fridge/freezer.

Bedroom

3.178m x 4.014m (10' 5" x 13' 2")

[Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window. Panel heater.

Shower Room

2.277m x 1.748m (7' 6" x 5' 9") [Measurements taken to furthest point of room]

Vinyl flooring with tiled area outside shower cubicle. Ceiling light fitting. Shower enclosure with Mira shower. Pedestal wash hand basin. Low level WC. Partial splash-back wall tiling, fully tiled within shower enclosure. Extractor fan.

External

Access to communal garden and parking within communal car park to rear.

Tenure & Utilities

Leasehold: 99 years from 24 June 1996 (70 years remaining)

Annual Service Charge: £2068.60

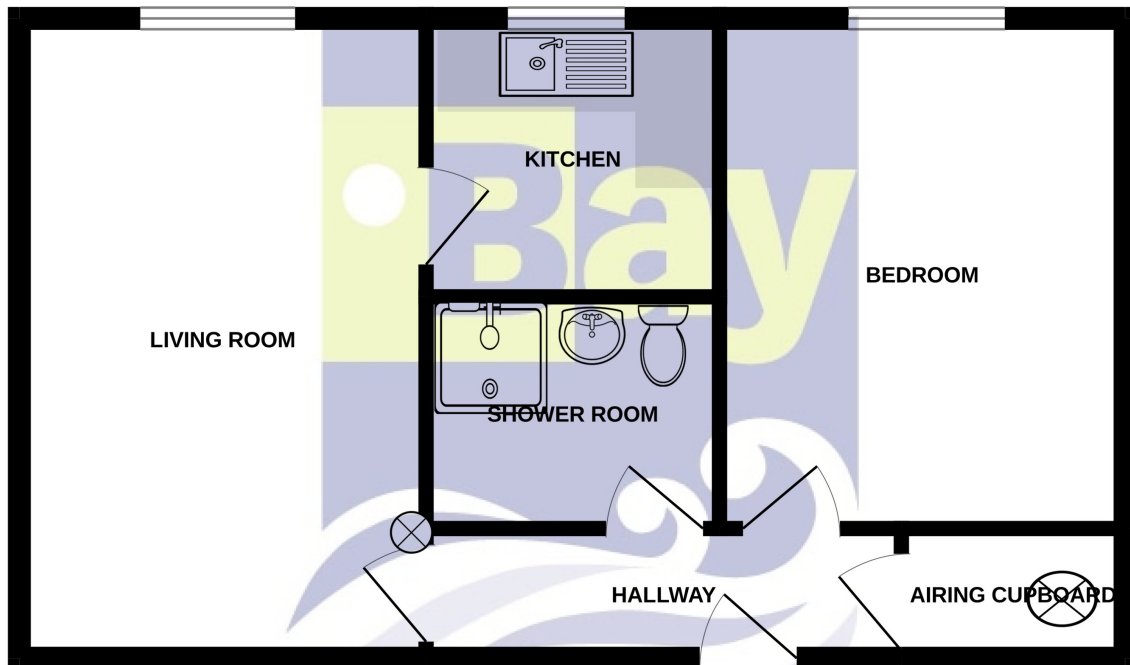
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(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	

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