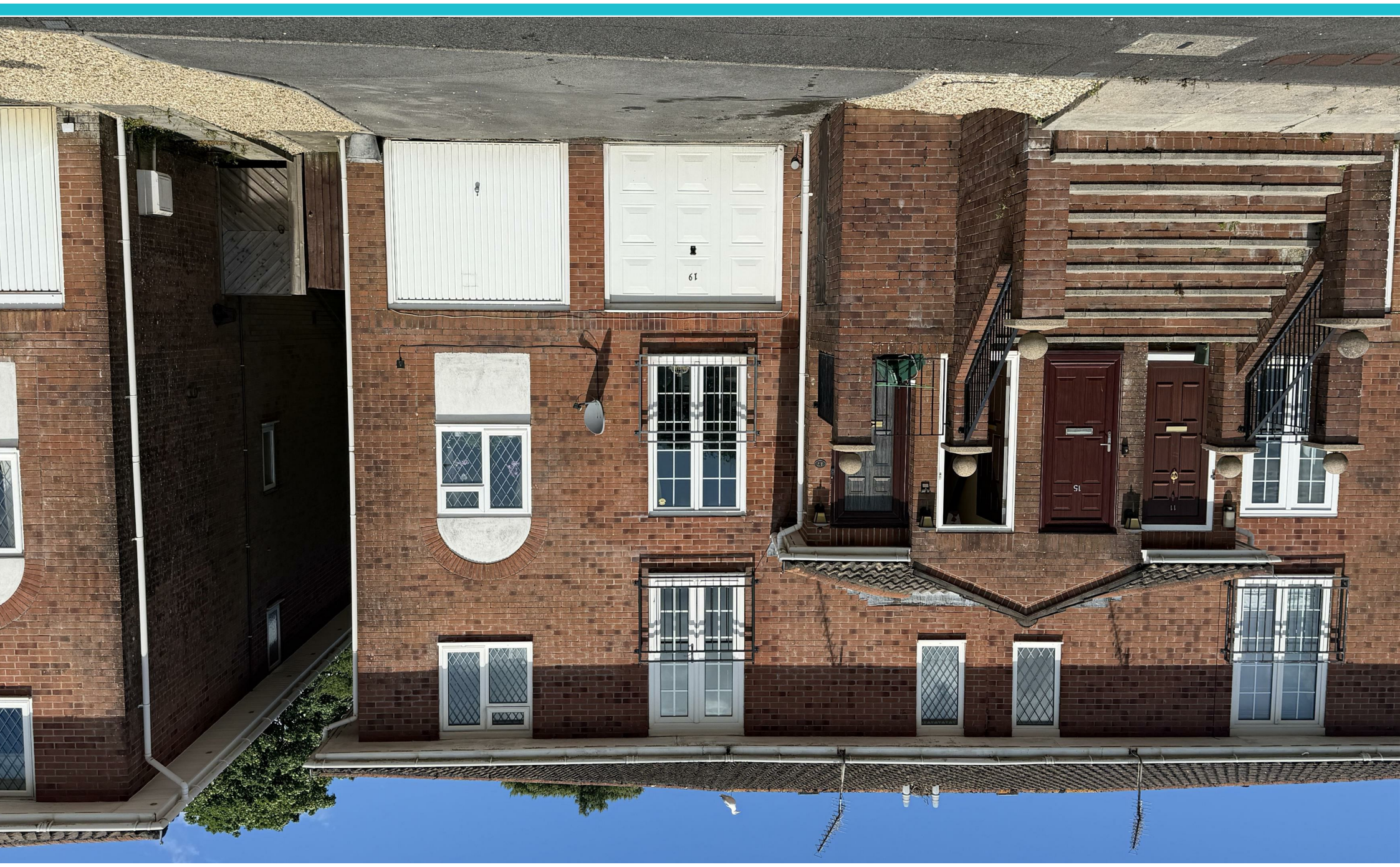
19 Newnham Crescent

Sketty, Swansea, SA2 0RZ

Offers Over £140,000

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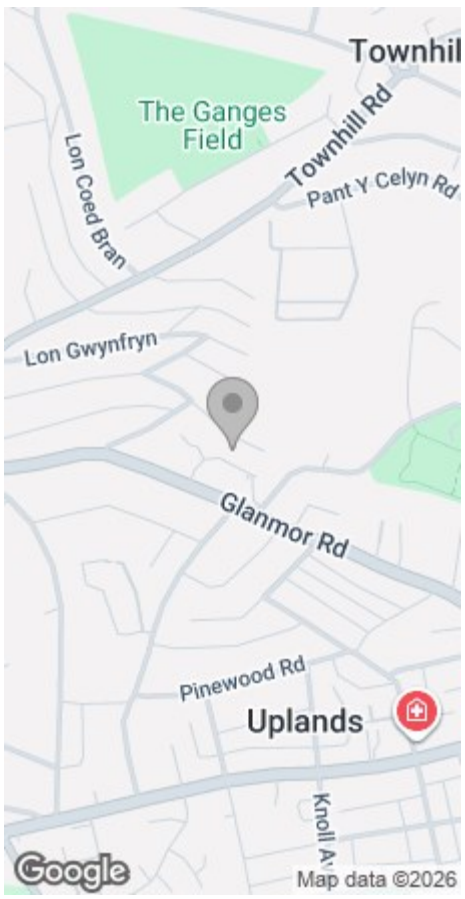


FLOOR PLAN

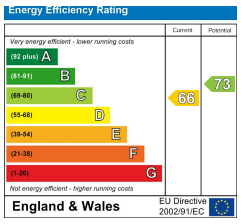


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



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GENERAL INFORMATION

This well-presented first-floor flat is accessed via a private wooden entrance door. The accommodation comprises a spacious open-plan lounge, dining area and fitted kitchen, creating a bright and sociable living space. There are two generously sized double bedrooms and a modern shower room.

Externally, the property benefits from a private driveway and a single garage, providing convenient off-road parking and storage. Please note that the property does not have a garden, making it an ideal low-maintenance home for first-time buyers, downsizers or investors.

Situated in a desirable location, the property is within close proximity to a range of local amenities and benefits from excellent public transport links, offering convenient access to surrounding areas.



FULL DESCRIPTION

GROUND FLOOR

Hallway

LOUNGE
21'2" x 11'5" (6.47 x 3.50)

KITCHEN
11'3" x 8'0" (3.45 x 2.44)

INNER HALLWAY

BEDROOM ONE
12'4" x 11'3" (3.76 x 3.44)

BEDROOM TWO
10'11" x 10'8" (3.35 x 3.27)

BATHROOM

























EXTERNAL
Front - Driveway parking leading to garage.

GARAGE

TENURE
Leasehold - 125 years from 1st September 1990
Ground rent: £102.14 per annum
Service Charge: Insurance to Freeholder

COUNCIL TAX BANDING
D

EPC RATING
D

SERVICES
Mains electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage