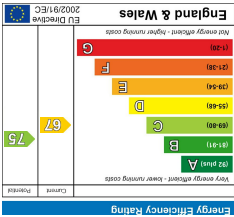


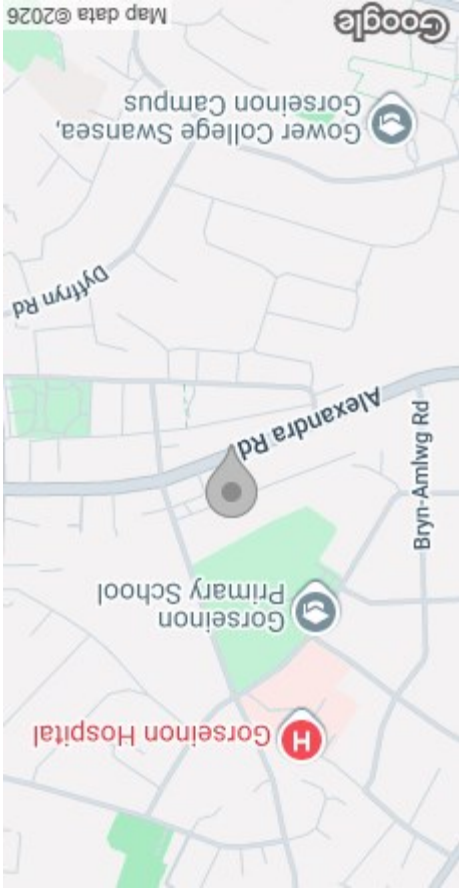


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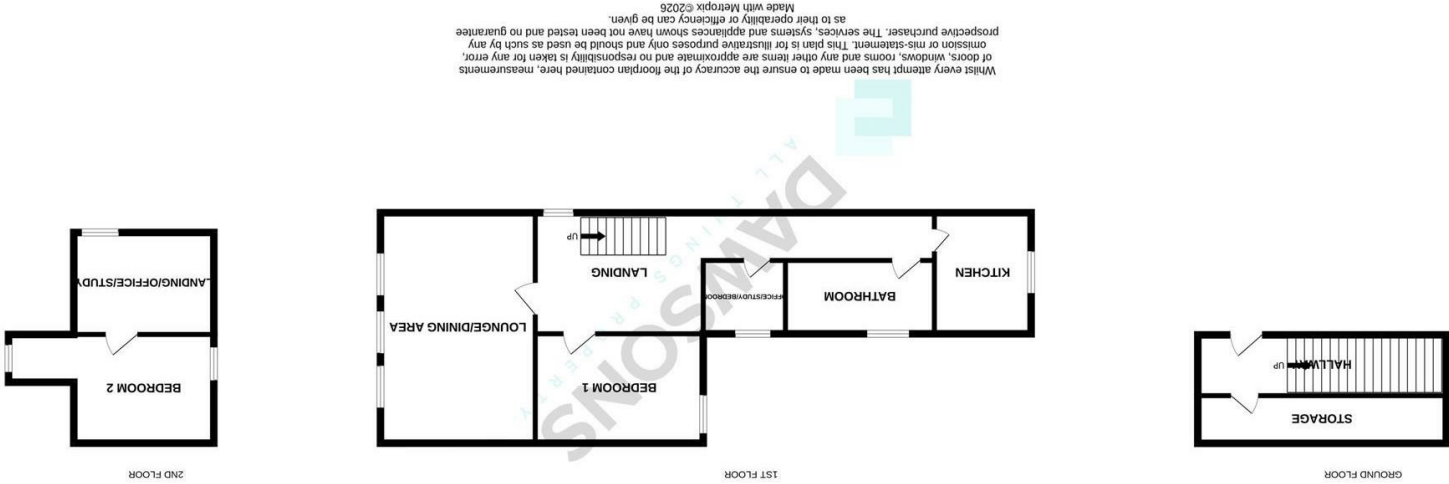
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EPC



AREA MAP



FLOOR PLAN



87 (Side Flat) Alexandra Road
Gorseinon, Swansea, SA4 4NU
Offers Over £100,000



GENERAL INFORMATION

This first-floor flat presents an excellent opportunity for first-time buyers or savvy investors. Boasting three bedrooms, one of which features a versatile dressing room that can easily serve as a study, this property is designed to cater to modern living.

Upon entering, you are welcomed into a spacious lounge that offers a comfortable space for relaxation and entertaining. The flat also features a kitchen/breakfast room, providing a practical area for culinary pursuits and casual dining.

Conveniently located close to local shops, this property ensures that all your daily needs are just a stone's throw away. The surrounding area is well-connected, making it easy to explore the vibrant community of Gorseinon and beyond.

With its appealing layout and prime location, this flat is not only a wonderful home but also a promising investment opportunity. Whether you are looking to step onto the property ladder or expand your portfolio, this flat on Alexandra Road is certainly worth considering.

FULL DESCRIPTION

Entrance

Hallway

Landing

Kitchen/Breakfast
11'1" x 9'3" (3.38m x 2.84m)

Bedroom 1
14'7" x 12'0" (4.45m x 3.68m)

Bedroom 2
14'0" x 12'4" max (4.27m x 3.78m max)

Office/Study/Bedroom 3

Family Bathroom

Parking
One allocated parking space.



Council Tax Band = B

EPC = D

Tenure
Leasehold. Terms of lease - 125 year, 101 years remaining. Ground rent is £50.00 per annum.

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

