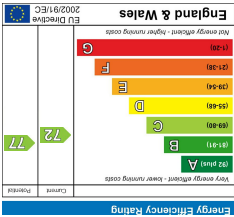
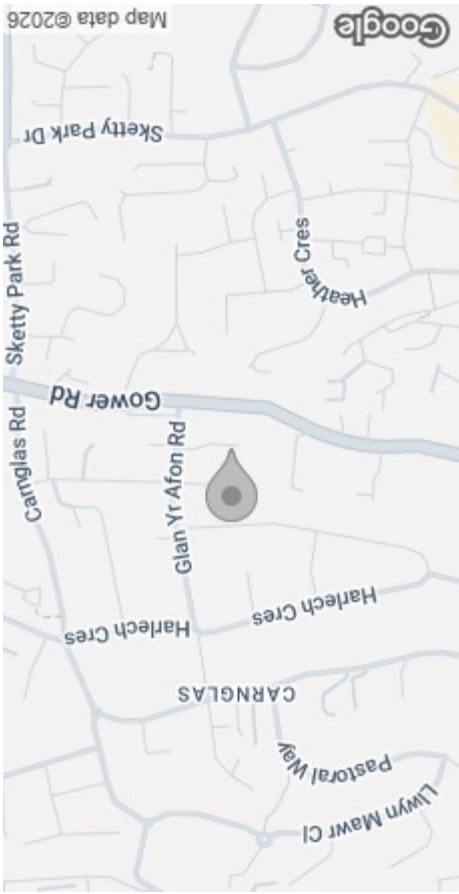


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

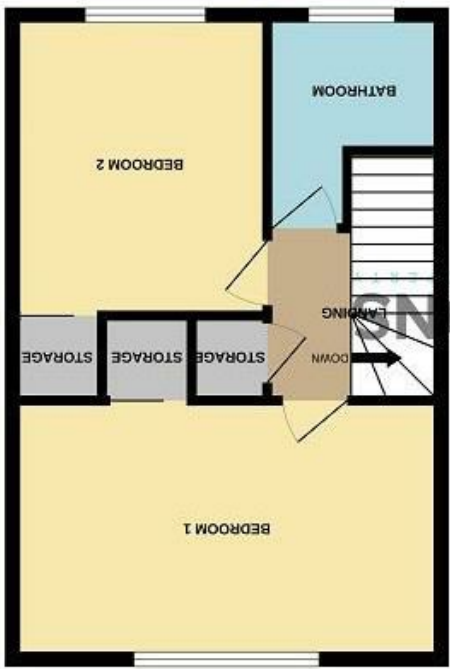
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been installed and no guarantee as to their operation or reliability can be given. Please visit [Hertfordshire](#) 01224



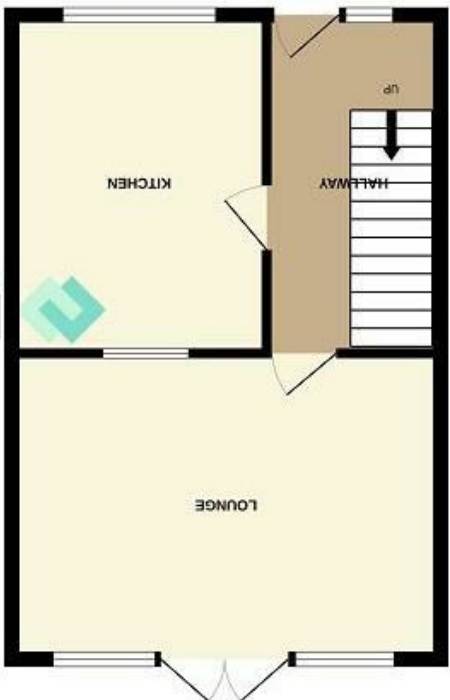
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



36 Glan Yr Afon Court
Sketty, Swansea, SA2 9JB
Offers Over £150,000



GENERAL INFORMATION

Dawsons are delighted to present this unique and well-presented two-bedroom ground floor maisonette situated in a quiet cul-de-sac location in the sought-after area of Sketty, offered with the benefit of no onward chain!

The property is ideally positioned within a short walking distance of the local shops and amenities in Tycoch Square as well as the Sketty Cross, making it a convenient choice for a range of buyers.

The accommodation comprises a very welcoming entrance hallway as well as a stylish fitted kitchen. Additionally, you will find a spacious lounge featuring French patio doors, allowing for plenty of natural light as well as opening up to a south-facing seating area externally. To the first floor, there are two well-proportioned spacious bedrooms along with a family bathroom.

This property would make an ideal first-time purchase, investment opportunity, or downsize, and early viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

KITCHEN
8'8" x 11'8" (2.66 x 3.57)

LOUNGE
13'10" x 14'11" (4.23 x 4.56)

FIRST FLOOR

LANDING

BEDROOM 1
14'10" x 11'11" (4.54 x 3.64)

BEDROOM 2
8'8" x 12'0" (2.65 x 3.68)

BATHROOM



EXTERNAL

PARKING

TENURE
Leasehold - 189 years from 25th
December 1963 with 126 years remaining
Ground Rent of £15.76 p.a.
Service Charge - £1,000 per annum

EPC

COUNCIL TAX
C

SERVICES

MAINS gas, electric, water (metered).

You are advised to refer to the Ofcom
checker for information regarding mobile
signal and broadband coverage, as we
cannot confirm availability.

