



Six Mills Avenue, Gorseinon, Swansea, SA4 4QD

Asking Price: £125,000

- Ideal FTB, Investment, Or Those Looking To Downsize
- Secure Allocated Parking To The Rear
- Being Sold With No Forward Chain
- Conveniently Situated To All Local Amenities
- Excellent Transport Links To Swansea And Surrounding Area



Communal Entrance

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

Main Entrance

Entered via solid wood front door to hallway with built in coats cupboard, laminate flooring and doors to:-

Lounge/Kitchenette

5.42m x 2.89m (17' 9" x 9' 6")

The spacious, light and airy open-plan lounge/kitchen provides an inviting living space, enhanced by two double glazed windows to the front aspect that flood the room with natural light. The contemporary kitchen is fitted with a range of matching white wall, base and drawer units, complemented by colour-coordinated roll-top work surfaces offering ample preparation space. It features a one-and-a-half bowl sink with mixer tap, an integrated fan-assisted electric oven with grill, a four-ring ceramic hob with stainless steel extractor canopy over, along with space for a fridge freezer and plumbing for an automatic washing machine. A further front-facing window ensures the kitchen area is equally bright and welcoming, making this an ideal space for both everyday living and entertaining.

Bedroom One

3.02m x 2.47m (9' 11" x 8' 1")

The bedroom benefits from fitted mirrored sliding wardrobes, providing ample storage while enhancing the sense of space and light. A double-glazed window to the front aspect allows for plenty of natural light, creating a bright and inviting room.

Bedroom Two

3.30m x 1.67m (10' 10" x 5' 6")

With built in storage cupboard and double glazed window to front aspect.

Bathroom

3.02m x 2.47m (9' 11" x 8' 1")

Fitted with a modern three-piece suite in white, comprising a panelled bath with a chrome mains-fed shower over and glazed shower screen, pedestal wash hand basin, and low-level WC. The room features part-tiled walls, wood-effect cushioned vinyl flooring, a heated chrome towel rail, shaver point, extractor fan, and a double-glazed frosted window providing natural light and privacy.

External

To the rear of the apartment are two allocated parking spaces.

Disclaimer

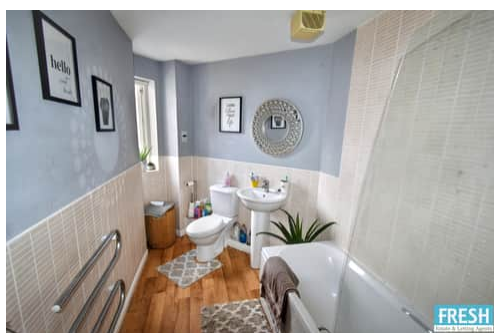
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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

Important Fee Information.

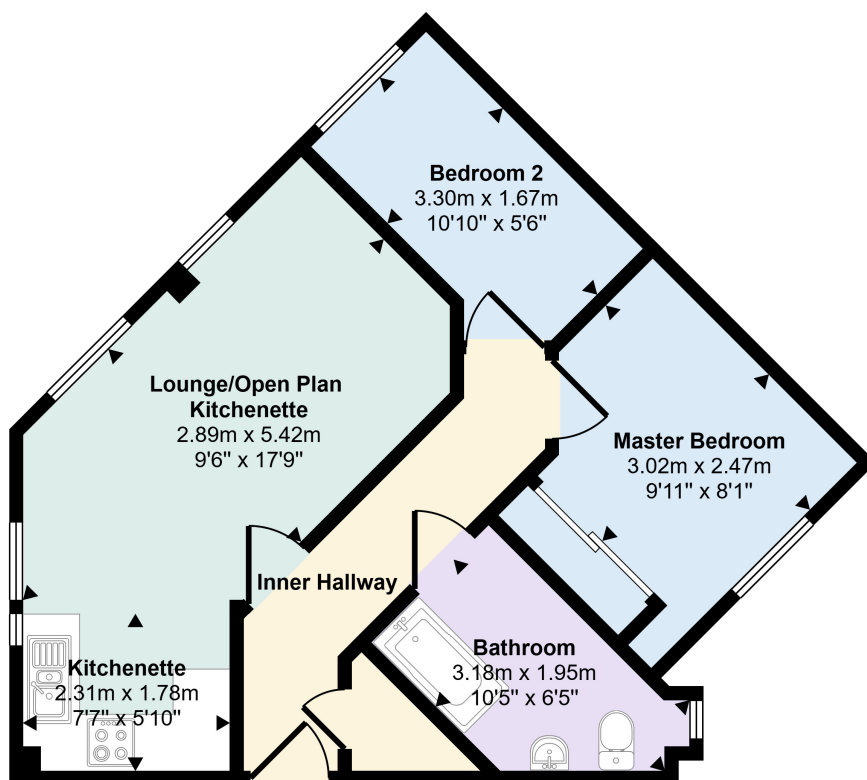
A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase.

Total payable upfront: £430, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
46 sq m / 490 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.

