



25 Clayton Drive, Pontarddulais, Swansea, SA4 8AD

£85,000

We have the pleasure of bringing to the market a well presented one bedroom third floor apartment with no onward chain. The property is located in the popular area of Pontarddulais close to local schools, shops and amenities. With easy access to the M4 with great transport to Carmarthen, Swansea and Cardiff.

The accommodation comprises of an entrance hallway, storage cupboard, lounge/kitchen area, bedroom and bathroom. Externally there is allocated parking with the property.

Ground rent £250 PA Service charge £1,203.95 Per Annum (2023)

The Accommodation Comprises

Communal Entrance Hall

Entered via coded front door.

Third Floor

Hallway



Entered via front door, vinyl flooring, electric radiator.

Storage

Storage cupboard.

Lounge/Kitchen Area 12'7" x 17'5" (3.83m x 5.31m)



Double glazed door with Juliet balcony to the side, double glazed window to front, fitted carpet in lounge, electric radiator. Fitted with a matching range of eye level and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in cooker and hob, plumbing for washing machine, space for fridge/freezer, vinyl flooring in kitchen.

Bedroom 1 11'3" x 7'5" (3.43m x 2.27m)



Double glazed window to side, fitted carpet, electric radiator.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, vinyl flooring, heated towel rail.

External

There is allocated parking with the property.

Tenure

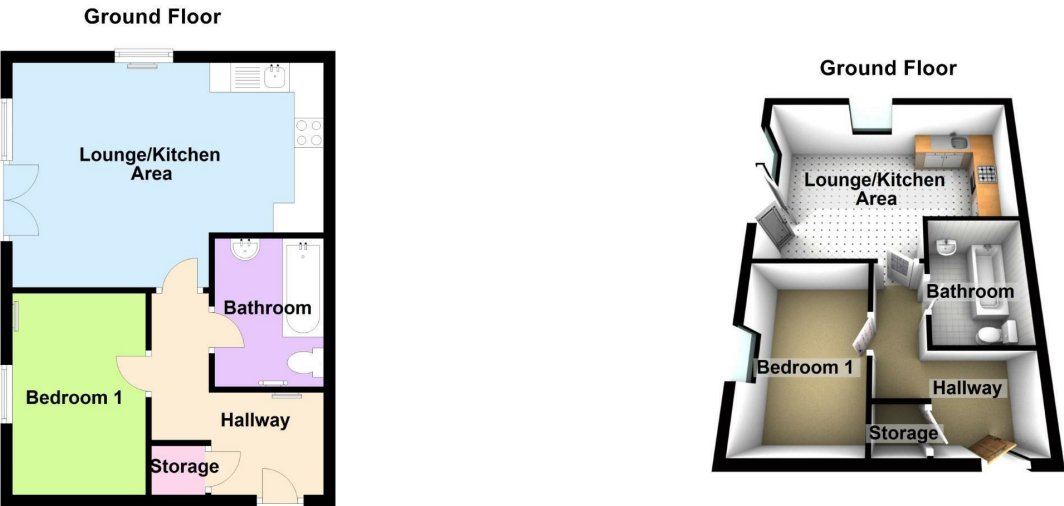
Leasehold 108 years left

Ground Rent £250 Per Annum

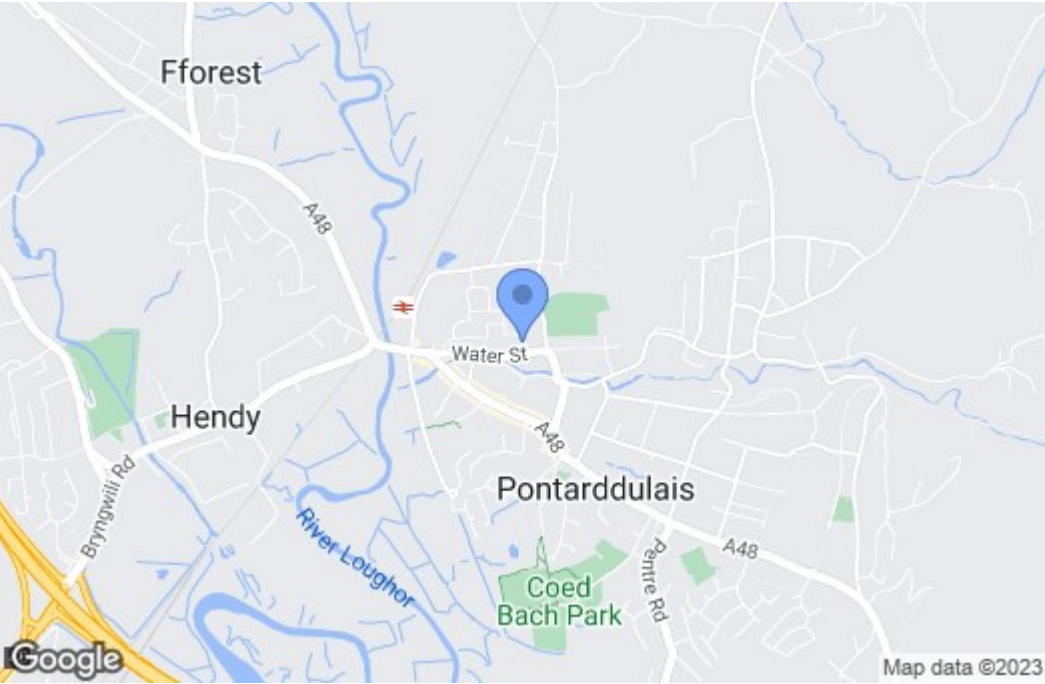
Service Charge £1,203.95 Per Annum (2023)

Council Tax – C (2022/2023 - £1,584 (Min)

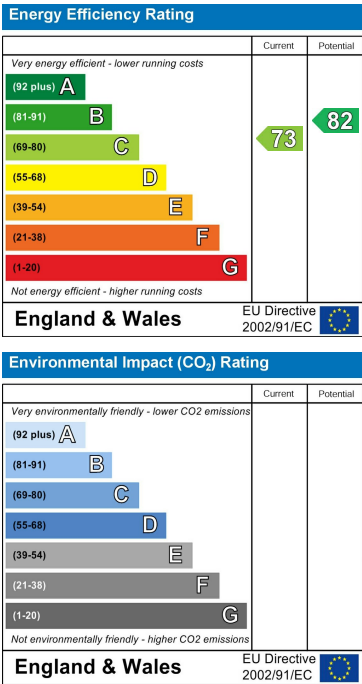
Floor Plan



Area Map



Energy Efficiency Graph



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