

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



**NEW
INSTRUCTION**



133 Penlan Crescent, Uplands SA20RJ

£100,000

**2 Bedroom Apartment
Ground floor Apartment
Good Location
No chain
EPC: D65**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CW/WJ/78290/101120

DESCRIPTION

This ground floor apartment benefits from large windows, creating airy rooms full of light. This property is ideally located for access to local amenities. Uplands shopping centre and Swansea City is only a short distance away and with the property benefitting from double glazing and gas central heating. Viewing is recommended.
EPC: D65

HALLWAY

Entered via door to front, laminate flooring, intercom system, door to;

KITCHEN

8'8 x 7'11 (2.64m x 2.41m)
Double glazed window to rear, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, free standing gas cooker, space for fridge and washing machine, radiator, vinyl flooring, part tiled walls, cupboard housing Ideal combination boiler.

BATHROOM

7'11 x 4'7 (2.41m x 1.40m)
Three piece suite comprising WC, wash hand basin, bath with shower overhead, frosted double glazed window to rear, heated towel rail.

BEDROOM ONE

11'5 x 11'3 (3.48m x 3.43m)
Double glazed window to rear, radiator, laminate flooring, storage cupboard.

BEDROOM TWO

10'2 x 6'5 (3.10m x 1.96m)
Double glazed window to front, laminate flooring, radiator.

LOUNGE/DINING ROOM

18'7 x 11'2 (5.66m x 3.40m)
Double glazed window to front, laminate flooring, radiator.

EXTERNALLY

The property is on the ground floor and STORAGE SHED, communal facilities.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

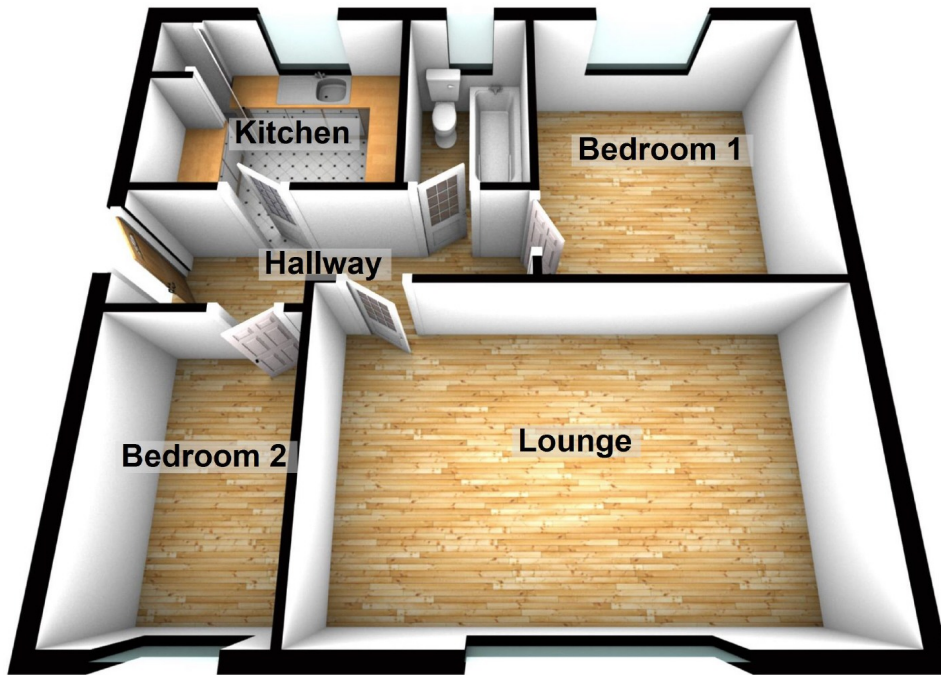
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Walter Road proceed towards Uplands. Just before entering the shopping centre take a right hand turn onto Uplands Terrace. At the junction take a right hand turn onto Cwmdonkin Drive. Continue and at the junction take a right hand turn onto Penlan Crescent and the property will be found on the left hand side.

Ground Floor



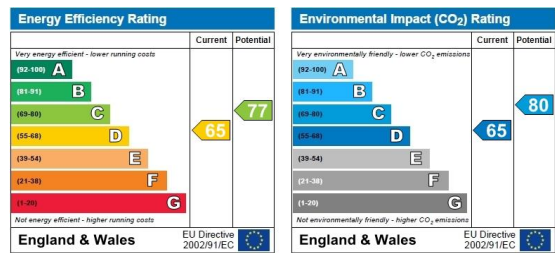
For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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