

4a Heol Daniel, Cwmllynfell, Swansea, SA9 2FX

£59,950

Nestled in the charming village of Cwmllynfell, Swansea, situated in Heol Daniel, this well presented flat offers the perfect blend of comfort and style. As you step inside, you'll be greeted by an immaculate ground floor flat that has a modern well-equipped kitchen and bathroom are sure to impress, making daily routines a breeze. With two inviting bedrooms, a spacious lounge area, and both front and rear gardens, this place provides ample space for relaxation and entertaining. Offers vacant possession.

Main dwelling



Inner hallway 9'80 x 6'61 (2.74m x 1.83m)

Ground floor flat

Entrance inner porch 4'4 x 4'5 (1.32m x 1.35m)

Enter via Upvc entrance door into inner porch, with window to front and radiator.

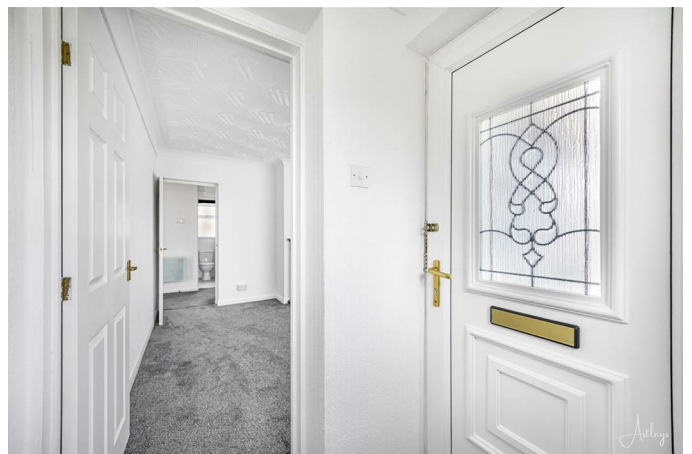
Lounge 14'6 x 11'63 (4.42m x 3.35m)



With window to front and radiator.



Access to inner hall and radiator.



Kitchen/breakfast room 10'33 x 9'62 (3.05m x 2.74m)



Modern fitted kitchen with base and wall units in white high gloss fronted doors, electric hob and oven with extractor hood above, sink drainer, tiled above work surfaces,

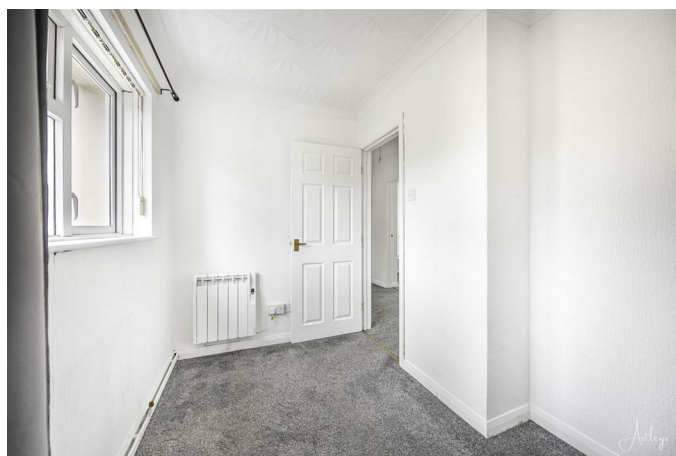


Bedroom one 12'5 x 8'8 (3.78m x 2.64m)



Double room with window to front and radiator.

Bedroom two 10'0 x 8'8 (3.05m x 2.64m)



Double room with window to rear and radiator.

Wet room 6'91 x 5'66 (1.83m x 1.52m)



Garden

Rear garden

Front view of flat

Drone

Leasehold

120 Years remaining

Annual service charge; £209.39

Ground rent; 10.00/2024/2025

Lease Start Date BETA

25 Jan 2004

Lease End Date BETA

26 Jan 2129

Lease Term BETA

125 years from 26 January 2004

Lease Term Remaining BETA

104 years

Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

624 ft 2 / 58 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

55 Mbps

Satellite / Fibre TV Availability

BT

Sky

Council tax

Band:

A

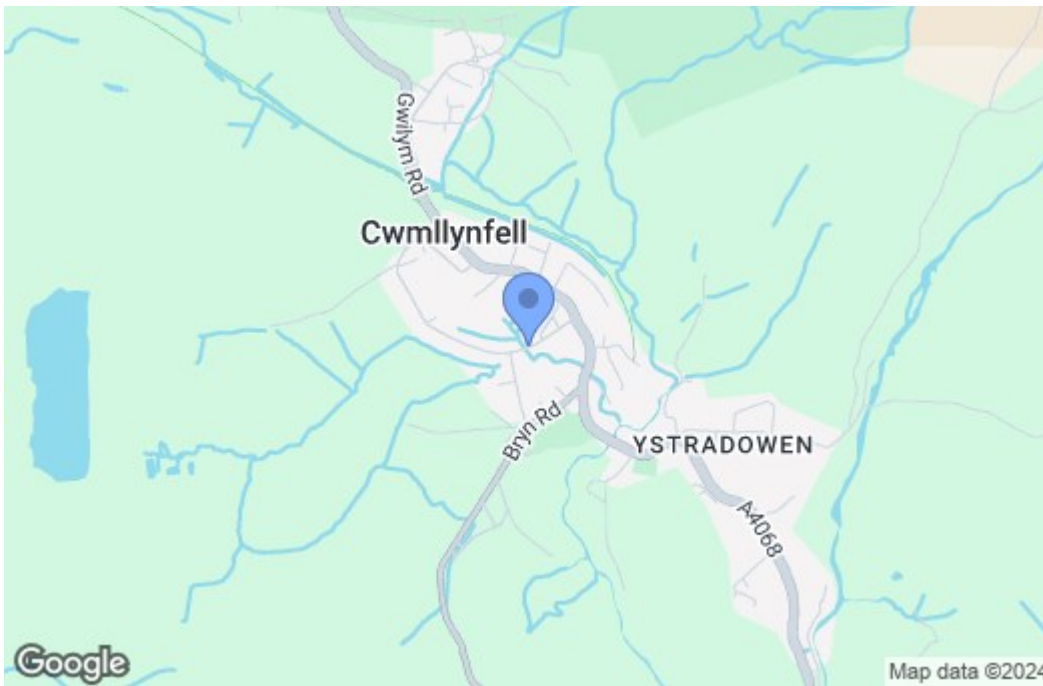
Annual Price:

£1,521 (min)

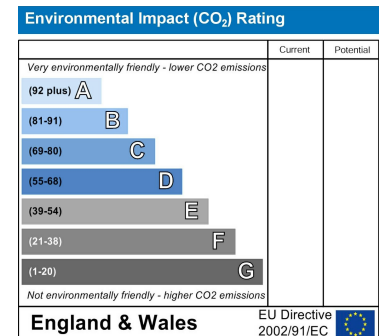
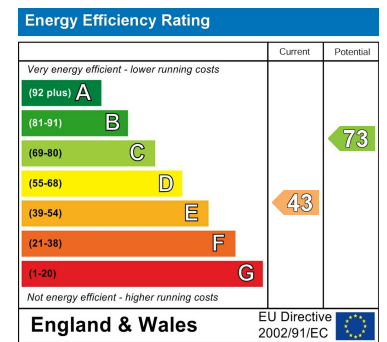
Floor Plan



Area Map



Energy Efficiency Graph



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