

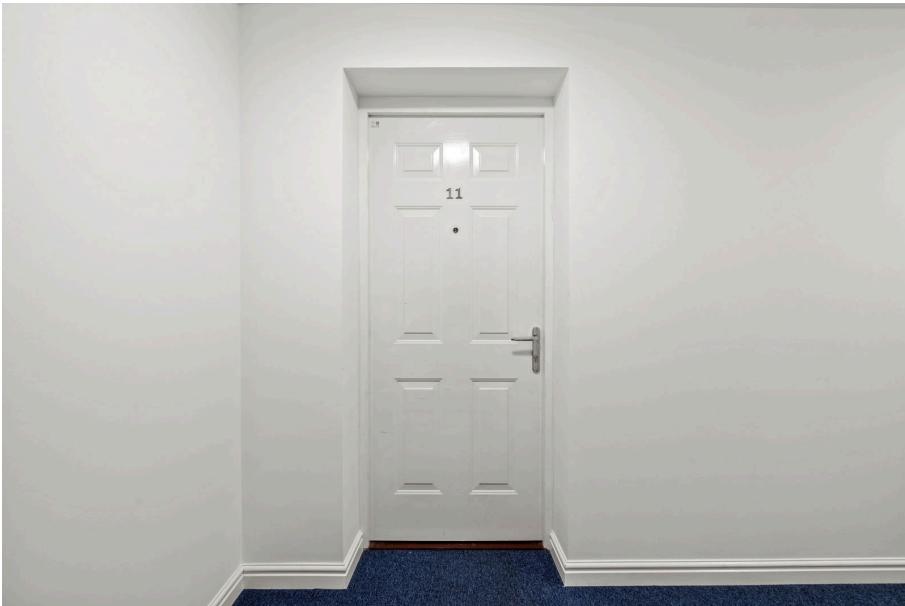


the
ANDERSON
Group exp

Golwg y garreg wen, Swansea, SA1 2EW

Offers Over £130,000

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- Offered with no onward chain
- Well-presented two-bedroom apartment in a popular Swansea location
- Ideal purchase for first-time buyers, downsizers, or investors
- Modern fitted kitchen with excellent storage and worktop space
- Generous main bedroom with space for additional furniture
- Modern bathroom suite with full length bath and shower over
- Bright and spacious open-plan lounge/diner
- Versatile second bedroom ideal for guests or working from home
- Convenient and well-connected setting close to Swansea city centre
- Easy access to local amenities, transport links, the M4 and coastal walks



Located in a convenient and well-connected part of Swansea, this two-bedroom apartment offers comfortable, low-maintenance living, making it ideal for first-time buyers, downsizers, or investors alike.

The accommodation is well laid out and comprises an inviting entrance hall, a cosy living space with room for both seating and dining, and a fitted kitchen positioned to maximize the apartment's layout. The two bedrooms are both suitable for everyday use or flexible home-working, along with a modern bathroom suite. Externally, the property benefits from its position within the development, offering a sense of privacy while remaining close to Swansea city centre, local amenities, transport links, the M4, and coastal walks.

This is a practical and appealing apartment in a popular location, off the market, and something you need close to.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

Viewings co
everything t



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Swansea, Mumbles & Gower

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It is recommended that you check the contract you have with your current agent.