



## Coombe Tennant

£75,000

- No On Going Chain
- Sizable Plot
- Driveway
- Ground Floor Flat
- Ideal First Time Purchase
- EPC Rating: C



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## About the property

A two bedroom ground floor flat for sale with no on-going chain. Situated on a sizeable plot in the popular Skewen Area. Conveniently located to local schools, shops, public transport links and the m4 corridor, making it an ideal location for commuters. Ideal first time buy or buy to let opportunity, briefly comprising of an entrance hall, a lounge, kitchen, two bedrooms and a shower room. Internal viewings come highly recommended.

## Accommodation

### Entrance Hall

### Lounge

15' 3" x 12' 4" max ( 4.65m x 3.76m max )

### Kitchen

8' 9" x 8' 4" ( 2.67m x 2.54m )

### Bedroom One

11' 8" x 11' 5" ( 3.56m x 3.48m )





## Bedroom Two

11' 4" x 9' 5" ( 3.45m x 2.87m )

## Shower Room

## External

Footpath leading to a side lawn area and driveway. Rear garden is enclosed laid to lawn and patio.

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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