

Flat 28, Dumbarton House Court Bryn Y Mor Crescent, Swansea

£70,000

ASTLEYS
SALES AND LETTINGS



Flat 28

Dumbarton House Court Bryn Y Mor Crescent, Swansea

Offered for sale with no onward chain, this well positioned one bedroom apartment represents an excellent opportunity for a first time buyer or buy to let investor. Situated in the established Bryn Y Mor area, the property is conveniently located between Swansea University and the popular Uplands area, with a wide range of shops, cafés, restaurants and bars close by. The apartment is well laid out and comprises a secure communal entrance with intercom system, leading into the apartment with an entrance hall, lounge/dining room with access to the kitchen, double bedroom and bathroom. The location also provides excellent access to Swansea city centre, Singleton Hospital, Swansea University and the Mumbles coastline, making this a particularly attractive proposition for professionals, students and investors. Further benefits include shared parking to the rear and an on-site caretaker, helping to ensure the communal areas and building are well maintained. An appealing property in a highly convenient location, offering practical accommodation, excellent local amenities and strong rental appeal.







The Accommodation Comprises

Ground Floor

Communal Hallway

Hall
Entered via door from the communal hallway, storage cupboard.

Lounge/Dining Room
Dimensions: 4.86m x 2.75m (15'11" x 9'0"). Window to rear, storage heater, opening into the kitchen.

Kitchen
Dimensions: 1.92m x 1.90m (6'4" x 6'3"). Fitted with a base and wall units base units, stainless steel sink, space for fridge/freezer and cooker, window to rear.

Bedroom
Dimensions: 3.76m x 2.56m (12'4" x 8'5"). Window to rear, electric storage heater.

Bathroom
Three piece coloured suite comprising bath, wash hand basin and WC.

Agents Note
Tenure - Leasehold 189 years with 158 years remaining

Ground Rent - £37.50

£2301.04 Oct 2025 - Sept 2026 Lambert Smith Hampton Residential

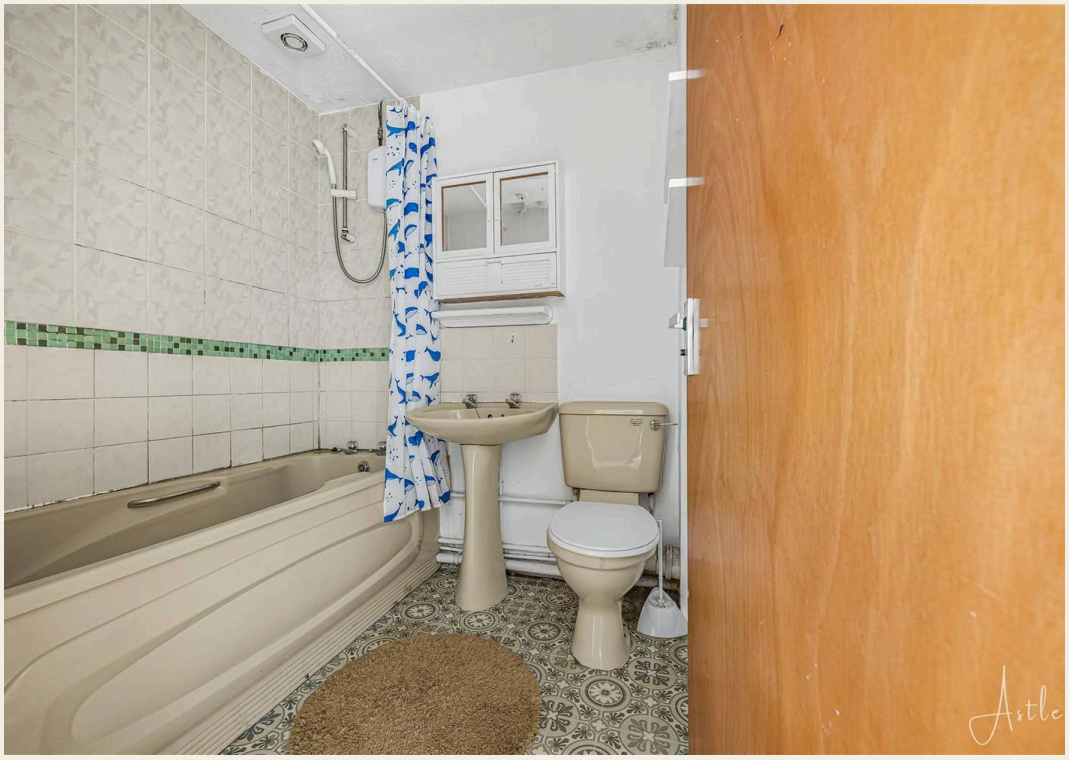
Parking available

Services - Mains electric. Mains sewerage. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 160 Mbps Ultrafast 1800 Mbps Satellite / Fibre TV Availability - BT Sky











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