



Dragon Residential Lettings

22 Market Street

Llanelli

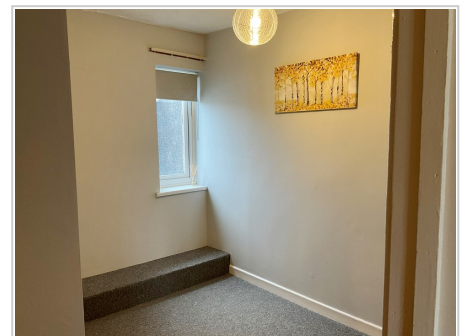
SA15 1YD

Tel: 01554 824100

Email: enquiries@dragonlets.com

1b Bryn Road
Loughor
Swansea
City And County of Swansea.
SA4 6PG

650 Monthly *



- 1 bedroom unfurnished flat
- First floor property
- Open plan living room / kitchen
- En-suite shower room
- Walking distance to local shops & facilities

Ref: PRA10213

Viewing Instructions: Strictly By Appointment Only

General Description

Attractive 1 bedroom unfurnished flat available in central Loughor. Situated on the first floor above a commercial unit, within walking distance to local town of Gorseinon and easy travelling time to Swansea and Llanelli. ***All utilities inclusive in rental price ***

Accommodation

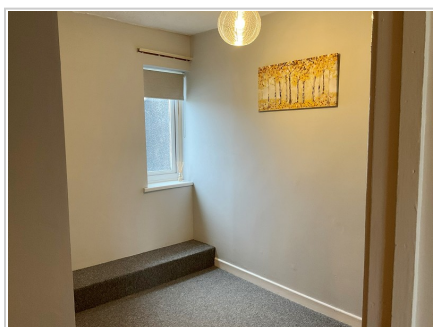
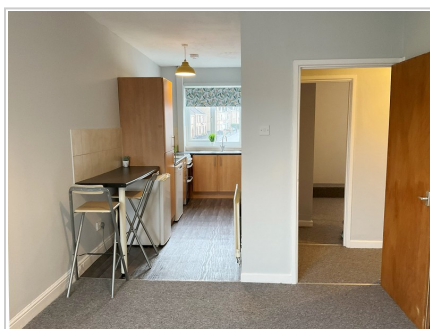
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Council Tax

Band A



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.