



## St. Helens Road, Swansea

**offers over £110,000**

- One Bedroom Flat
- Reception Room
- Well-proportioned accommodation
- Homely decor
- EPC Rating: C





## About the property

Flat 73 is a fantastic one-bedroom apartment situated within the established Morgan's Court development. The property offers well-laid-out accommodation comprising a reception room, kitchen, double bedroom, and bathroom.

The flat provides a comfortable living space with good natural light and practical proportions, making it suitable for an over 60's purchaser. This property offers a manageable and convenient home.

Located in Morgan's Court, the property benefits from close proximity to local amenities and transport links, making it a practical choice for everyday living.



## Accommodation

### Lounge

17' 11" x 13' 11" ( 5.46m x 4.24m )

### Kitchen

### Bedroom

14' 1" x 9' 8" ( 4.29m x 2.95m )

## 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.