



**Flat 17, 11 Station Road**  
Penclawdd, Swansea, SA4 3XN  
**£575 PCM**



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AN UNFURNISHED FIRST FLOOR STUDIO APARTMENT with WATER INCLUDED and PERMIT PARKING FOR ONE CAR.

Located in Penclawdd this Property is in an excellent location for access to Gower Beaches, a Main Bus Route to Swansea City Centre as well as Local Shops and the Supermarket. The Apartment has a Spacious Open Plan Lounge/Bedroom Area which also includes the Fitted Kitchen with Integrated Oven and Hob. There is a Separate Bathroom with Over Bath Shower which is fully tiled from Floor to Ceiling. In addition there is Heating from a Central Boiler with electricity paid for by way of tokens purchased in the Supermarket below.

AVAILABLE NOW AND FOR VIEWING  
APPOINTMENTS PLEASE CALL SMITH'S  
LETTINGS  
COUNCIL TAX BAND A

**Bathroom**  
6'10" x 6'10" (2.097 x 2.099)

**Open Plan Bedroom/Lounge/  
Kitchen**  
18'10" x 15'1" (5.755 x 4.602)





## Floor Plan

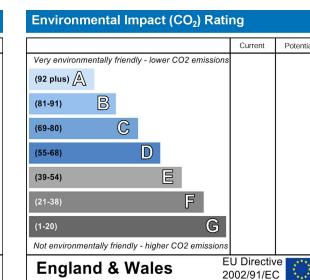
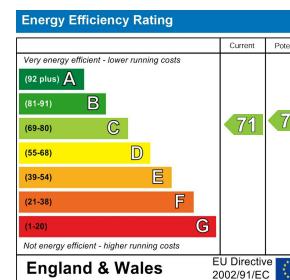
## Area Map



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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