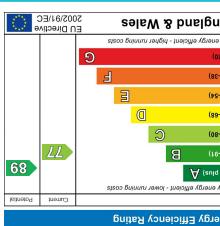
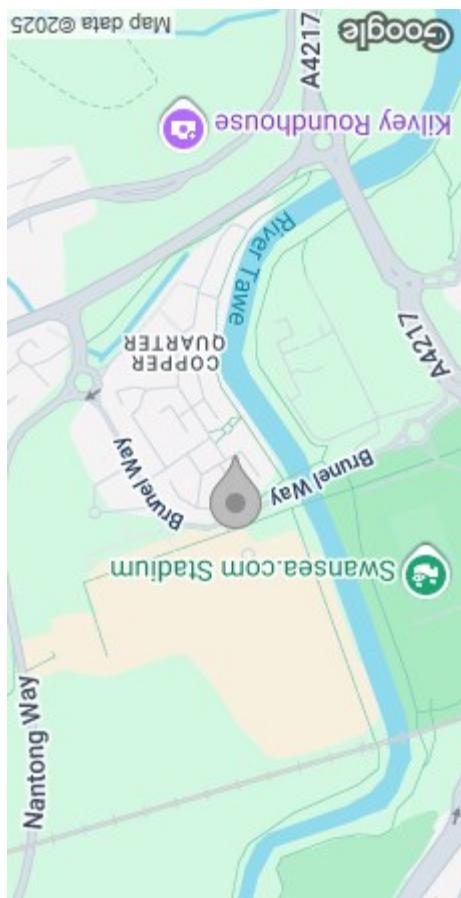




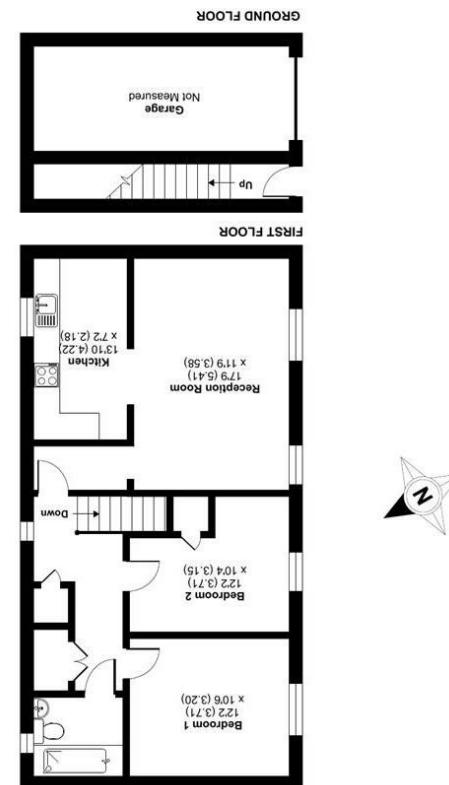
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Minotaur Way, Copper Quarter, Pentrechwyth, Swansea, SA1
Approximate Area = 823 sq ft / 76.5 sq m
For information only - Not to scale

FLOOR PLAN



54 Minotaur Way
Pentrechwyth, Swansea, SA1 7FQ
Offers Over £140,000



GENERAL INFORMATION

We are pleased to offer for sale this well-presented coach house, set within the popular Copper Quarter development.

The ground floor features an entrance hall and an integral garage. On the first floor, you'll find a modern fitted kitchen, a light and airy open-plan lounge/dining room, two double bedrooms, and a family bathroom, with two useful storage cupboards off the landing.

Ideally suited to first-time buyers or investors, this property benefits from a highly convenient location, offering easy access to Morfa Retail Park, the Swansea.com Stadium, Swansea City Centre, and a range of local schools and amenities.

With the added benefit of a garage, this attractive home is well worth a viewing to appreciate all it has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Stairs To:

First Floor

Hallway

Reception

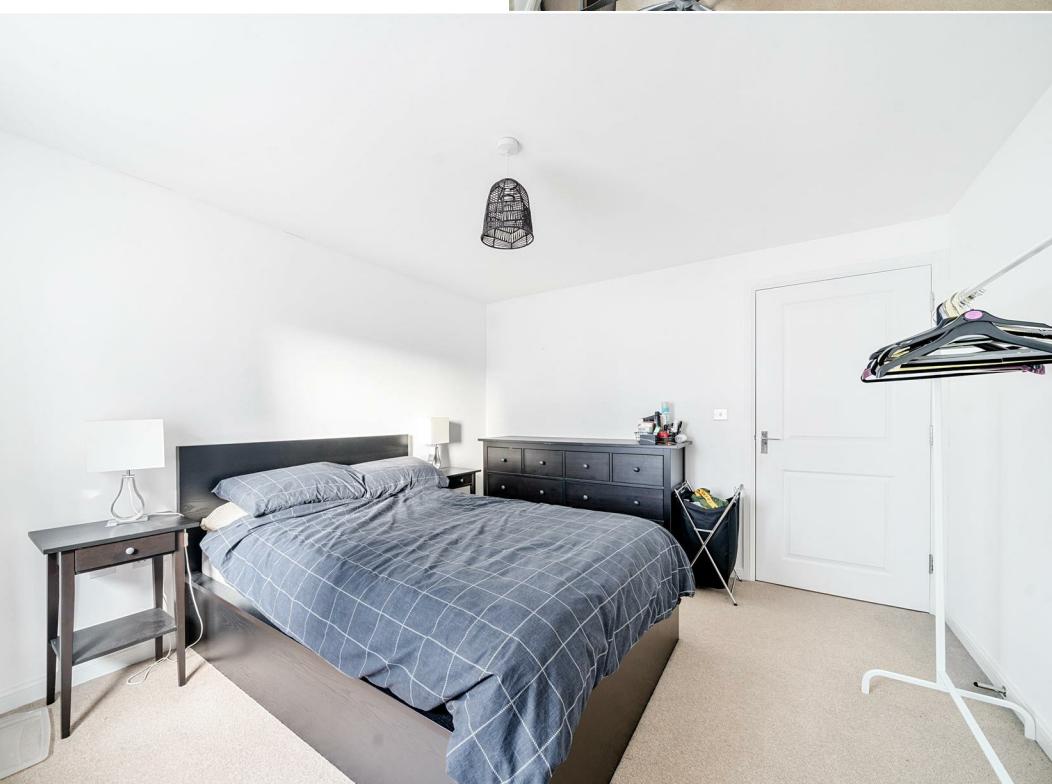
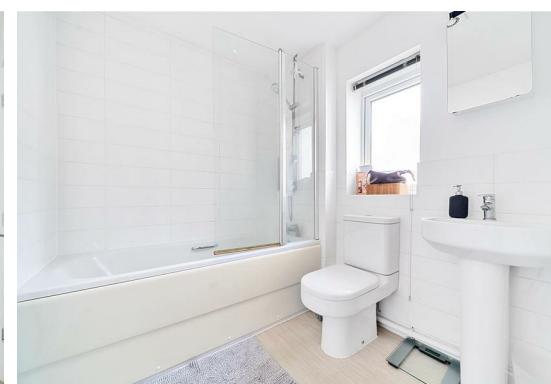
17'8" x 11'8" (5.41m x 3.58m)

Kitchen

13'10" x 7'1" (4.22m x 2.18m)

Bedroom 1

12'2" x 10'5" (3.71m x 3.20m)



Bedroom 2 12'2" x 10'4" (3.71m x 3.15m)

Bathroom

External

Garage to Front

Tenure - Leasehold

Terms: 125 Years with 110 years remaining

Ground Rent: £515.32 Per Annum

Service Charge: £1,004.56 Per Annum

Council Tax Band - D

N.B

Vendor Advises:

Electricity: British Gas

Gas: Eon

Water: Metered

Broadband: FTTP(fibre to the premises)

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

