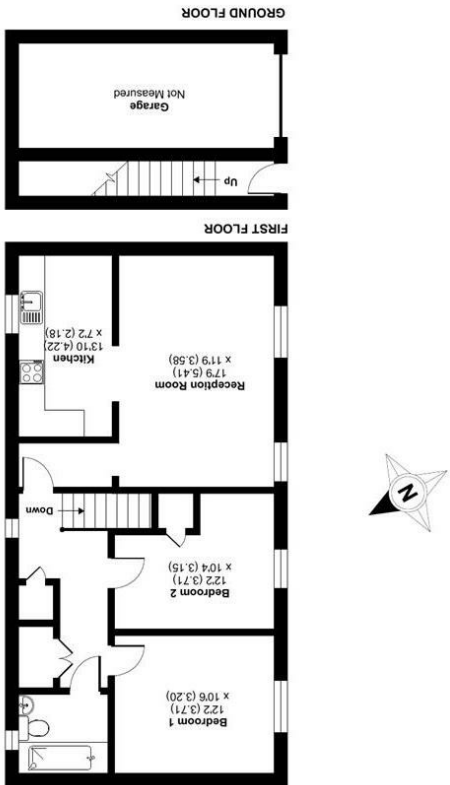


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

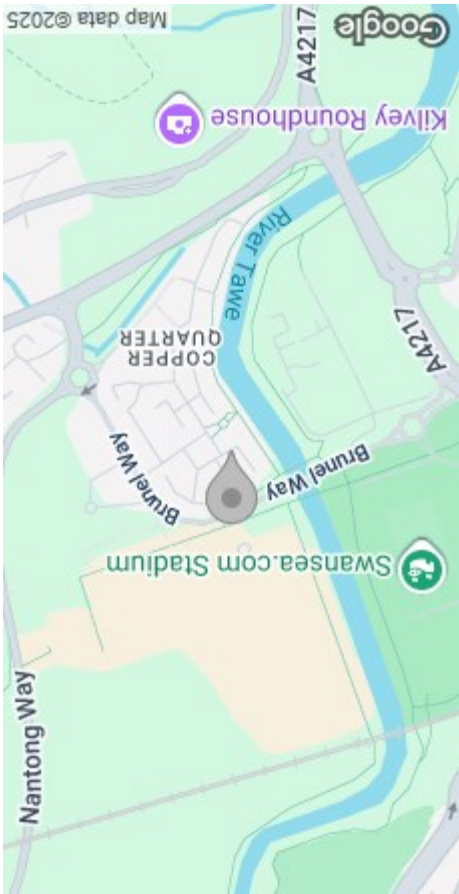
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Measurement). © dawson 2025. Produced for Dawson's Property. REF: 1254292



Approximate Area = 823 sq ft / 76.5 sq m  
For identification only - Not to scale

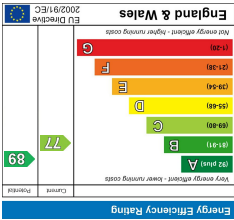
Minotaur Way, Copper Quarter, Pentrechwyth, Swansea, SA1

FLOOR PLAN



AREA MAP

EPC



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.

