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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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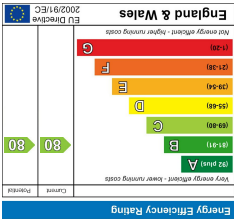
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



36 Phoebe Road
Copper Quarter, Swansea, SA1 7FF
Offers Over £110,000

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GENERAL INFORMATION

We are delighted to offer for sale this ground floor apartment situated in the popular Copper Quarter development in Swansea. The accommodation comprises an entrance hallway, lounge, kitchen, bedroom one with en-suite shower room, a second bedroom, and a bathroom. Externally, the property benefits from one allocated parking space.

Ideal as a first-time buy or investment opportunity, the property is conveniently located close to the Swansea.com Stadium and Morfa Retail Park, and offers excellent transport links to the M4 motorway.

Viewing is highly recommended to appreciate the condition and aspect this property has to offer.

FULL DESCRIPTION

Ground Floor Apartment

Entrance

Hallway

Lounge
18'8" x 11'9" (5.7m x 3.6m)

Kitchen
10'9" x 6'2" (3.3m x 1.9m)

Bedroom 1
16'8" x 10'5" (5.1m x 3.2m)

En-Suite Shower Room

Bedroom 2
12'9" x 7'11" (3.9m x 2.42m)



Bathroom

External

One Alocated Parking Space

Tenure - Leasehold

Term: 125 Years with 107 Remaining
Ground Rent: £311.78 Per Annum
Service Charge: £2,121.20 Per Annum

Council Tax Band - D

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.