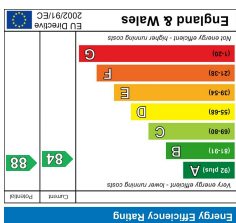


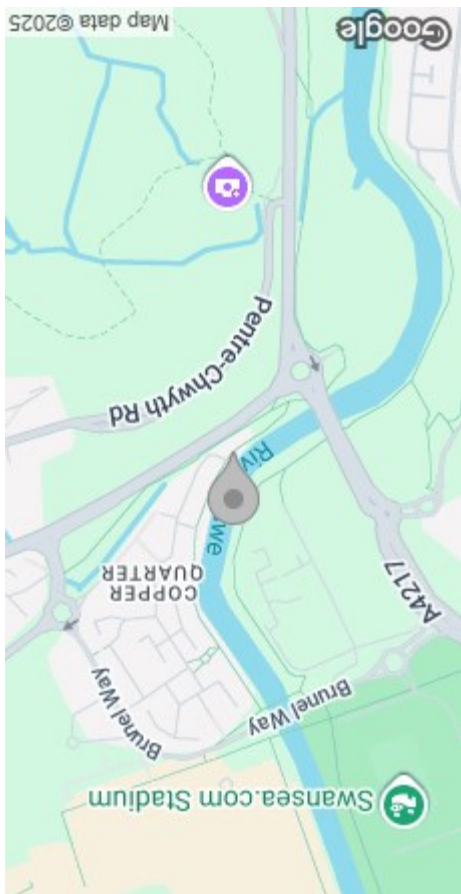


Intel® every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

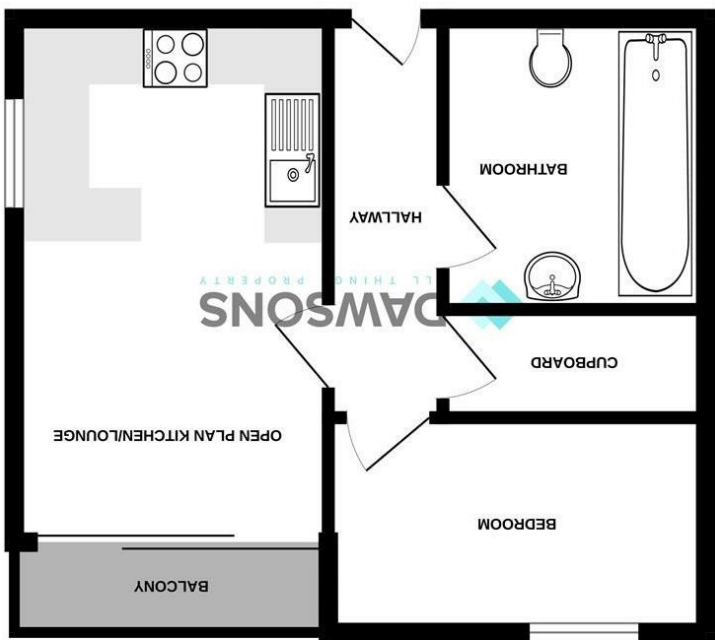
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## EPC



## AREA MAP



## SECOND FLOOR APARTMENT

## FLOOR PLAN



## 11 Neptune Apartments Phoebe Road

Pentrechwyth, Swansea, SA1 7FL

## Offers Over £90,000





GENERAL INFORMATION

We are delighted to offer for sale this beautifully presented second-floor apartment in the sought-after Copper Quarter, Swansea.

The apartment comprises an entrance hallway, open-plan lounge/kitchen, double bedroom, and bathroom. A standout feature is the private sit-on balcony, perfect for relaxing outdoors, along with the benefit of an allocated parking space.

Ideally located close to the Swansea.com Stadium, Morfa Retail Park, and with excellent transport links to the M4, this property offers both convenience and lifestyle.

An ideal first-time buy or investment opportunity. Viewing is highly recommended to fully appreciate the quality and outlook this apartment has to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to all Floors

Second Floor Apartment

Entrance

Hallway

Cupboard

Open Plan Kitchen/Lounge  
18'6" x 8'1" (5.66m x 2.48m)

Sit on Balcony



Bedroom  
8'7" x 5'3" (2.62m x 1.62m)

Bathroom

External

Allocated Parking Space

Tenure - Leasehold  
Term:125 Years with 106 years remaining  
Ground Rent: £150 Per Annum  
Service Charge: £1,600 Per Annum

Council Tax Band - C

EPC-B

Services  
Mains Electric  
Mains Sewerage  
Water: Billed

"Broadband – The current supplier is (Sky) Type: Fibre

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.

