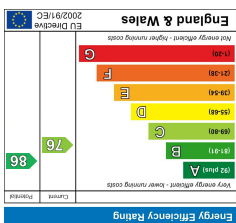


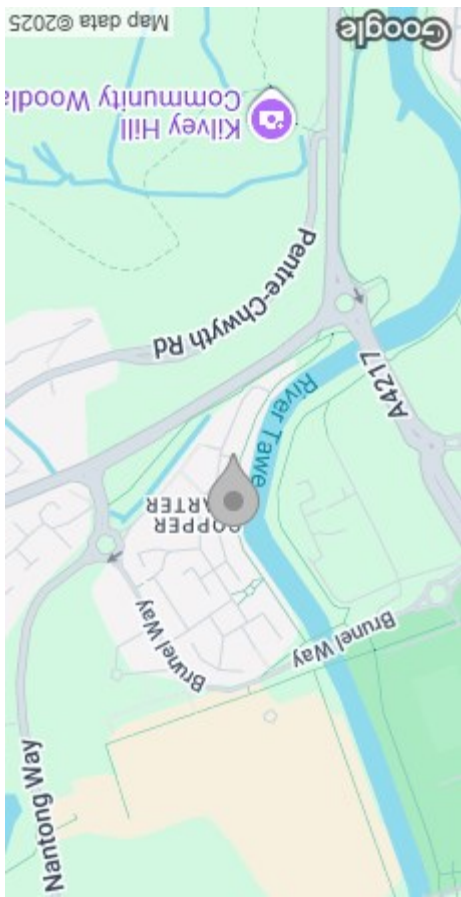


While every attempt has been made to ensure the accuracy of the Bropan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

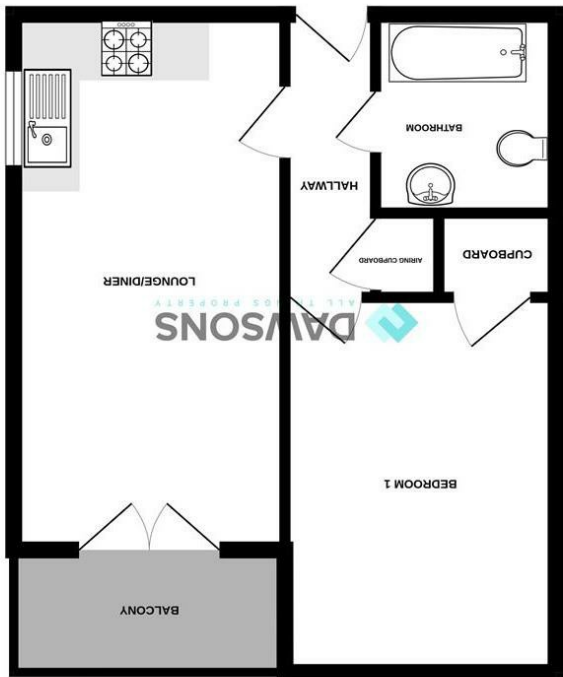
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## EPC



## AREA MAP



GROUND FLOOR

## FLOOR PLAN



**16 Orion Apartments Phoebe Road**  
Copper Quarter, Pentrechwyth, Swansea, SA1 7FX  
**Asking Price £100,000**





GENERAL INFORMATION

We are delighted to offer for sale this second-floor apartment situated in the popular Copper Quarter development in Swansea. Located within Orion Apartments, this property is an ideal first-time buy or investment opportunity.

The accommodation comprises an entrance hallway, an open-plan lounge/kitchen, a double bedroom, a bathroom, and a sit-out balcony providing beautiful river views—offering a peaceful spot to relax.

Externally, the property benefits from an allocated parking space.

The Copper Quarter is superbly located close to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, and provides excellent transport links to the M4 motorway.

Viewing is highly recommended to appreciate the aspect and convenience this apartment has to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to All Floors

Second Floor Apartment

Entrance

Hallway

Open Plan Lounge/Dining Room/Kitchen  
18'8" x 9'6" (5.7m x 2.90m)

Balcony

Bedroom  
13'1" x 9'6" (4.0m x 2.90m)



Bathroom

External

Allocated Parking Space

Tenure - Leasehold

term 125 Years From April 2007 with  
106 years remaining  
Ground Rent: £315 Per Annum  
Service Charge: £1,300 Per Annum

Service Charge Review every 6 months

Council Tax Band - C

EPC-C

N.B

ESW1 B2 Rating

Services

Mains Electric  
Mains Sewerage

Water: Metered

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.

