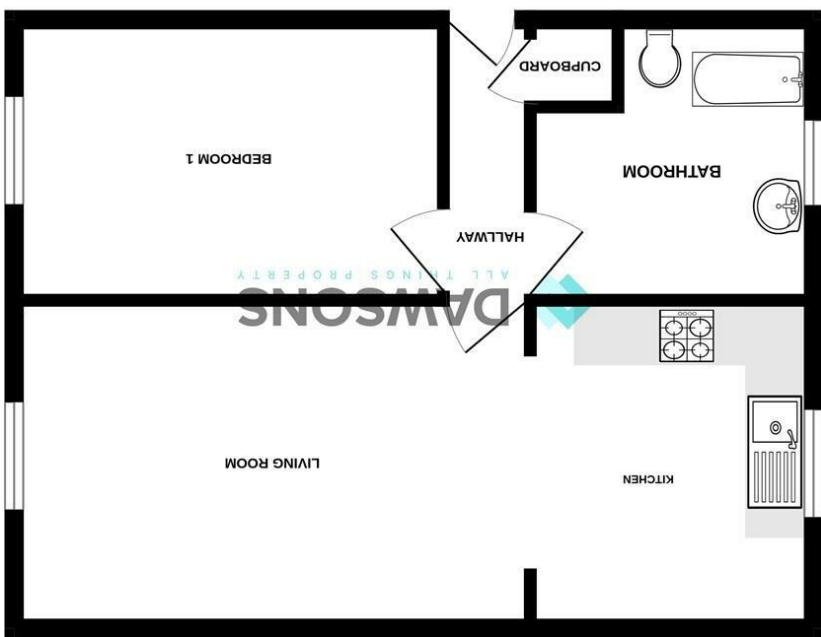




Energy Efficiency Rating		EU Directive 2002/91/EC	
<p>Key energy efficient - lower running costs</p> <p>Key energy efficient - higher running costs</p>	A	78	<p>England & Wales</p>
	B	78	
	C	78	
	D	78	
	E	78	
	F	78	
	G	78	
Current	78		

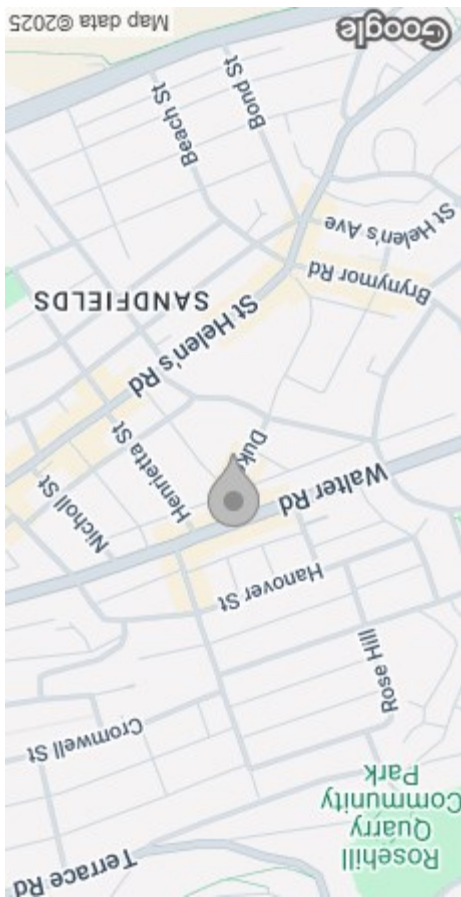
While every attempt has been made to ensure the accuracy of the blueprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

Made with Metacore ©2025



GROUND FLOOR

FLOOR PLAN



AREA MAP



 1
 1
 1
 C



GENERAL INFORMATION

Dawsons are delighted to offer for sale this one-bedroom apartment, ideally located in the heart of Swansea City Centre. Situated on the second floor, the property has been recently refurbished and comprises an entrance hall, lounge opening to a fitted kitchen, one bedroom, and a bathroom.

The apartment further benefits from one allocated parking space and a newly extended 990-year lease. It can be sold with a tenant in situ or with vacant possession, offering flexibility for both investors and owner-occupiers.

Perfectly positioned close to Swansea Train Station, Swansea Beach, local schools, and amenities, this property provides convenient and modern city living.

An ideal opportunity for first-time buyers or investors. Viewing is highly recommended to appreciate the accommodation on offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs to all floors.

Second Floor

Entrance

Hallway

Lounge Opening to:

15'8" x 10'0" (4.8m x 3.05m)

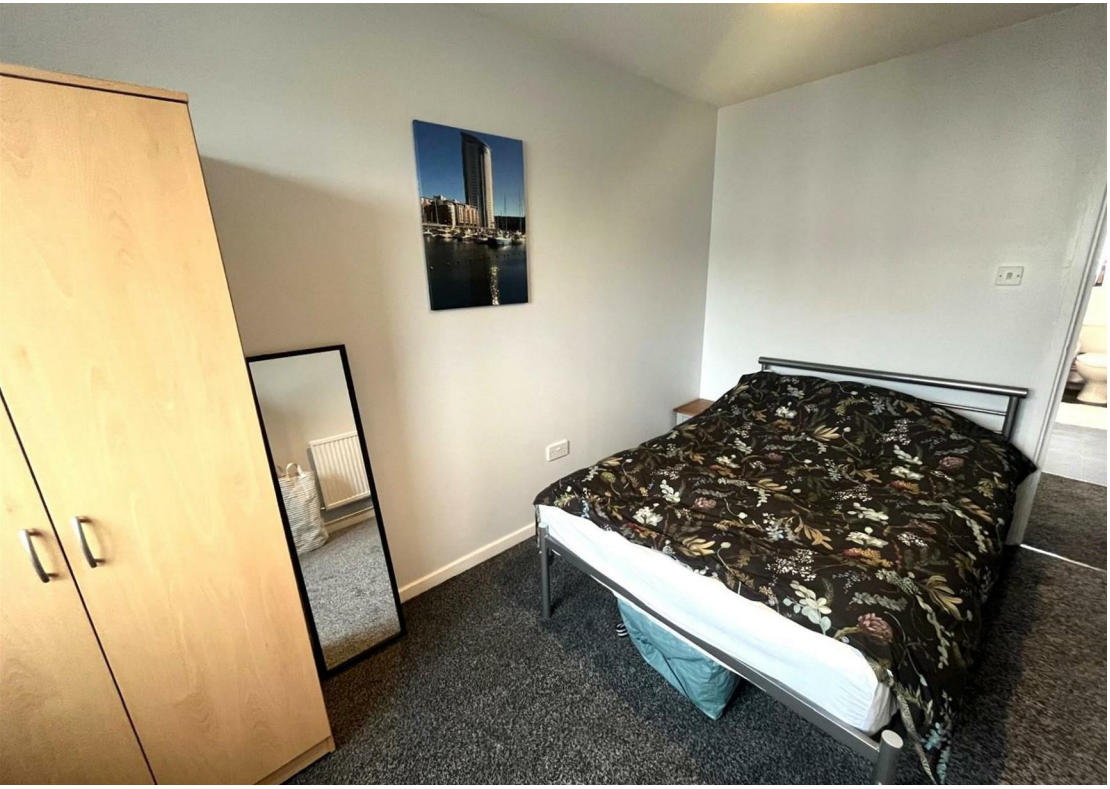
Kitchen

10'0" x 9'2" (3.05m x 2.80m)

Bedroom

13'1" x 8'6" (4.0m x 2.60m)

Bathroom



External

Allocated Parking Space

Tenure - Leasehold

Term - 990 Years

Service Charge - £2,196 Per Annum

Council Tax Band - B

EPC - C

Further Information

Extended lease 990 years

Totally refurbished including boiler 10 year

guarantee

High yield

Can br sold as a vacant possession or

with a tenant a situ

Services

Mains Gas & Electric

Mains Sewerage

"Broadband – The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.