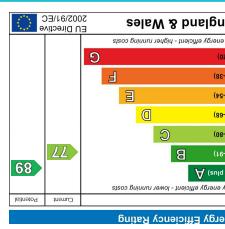
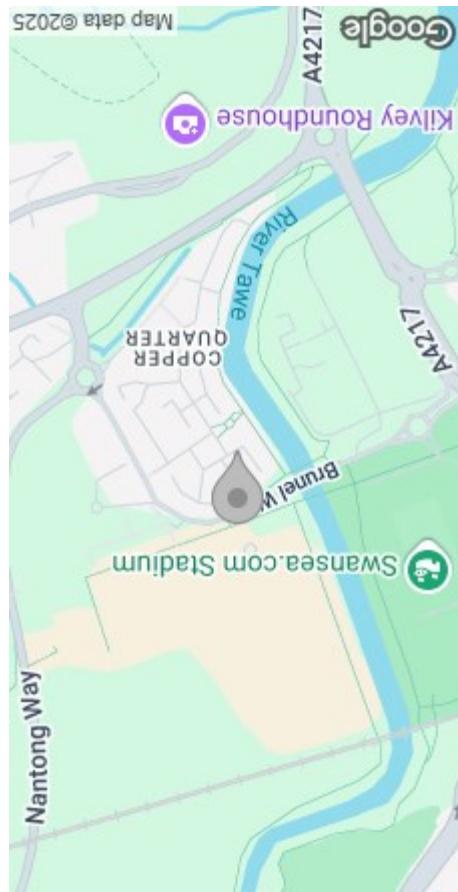




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

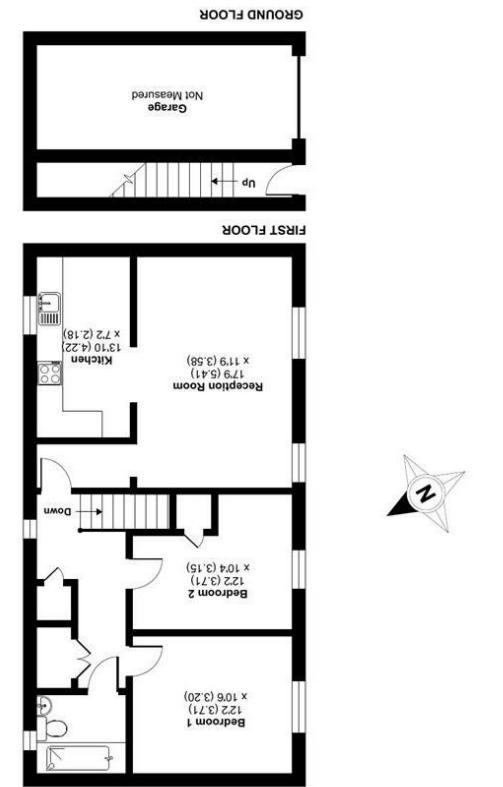


EPC



AREA MAP

Minotaur Way, Copper Quarter, Pentrechwyth, Swansea, SA1



FLOOR PLAN



54 Minotaur Way
Pentrechwyth, Swansea, SA1 7FQ
Offers Over £140,000



GENERAL INFORMATION

We are pleased to present this coach house for sale, located in the Copper Quarter development. The ground floor features an entrance hall and a garage, while the first floor includes a modern kitchen, an open-plan lounge/dining room, two double bedrooms, and a family bathroom with two storage cupboards off the landing. This property is perfect for first-time buyers or as an investment opportunity. Its convenient location offers easy access to Morfa Retail Park, Swansea.com Stadium, Swansea City Centre, and local schools and amenities. The property also includes a garage. We highly recommend scheduling a viewing to fully appreciate the accommodation available.



FULL DESCRIPTION

Ground Floor

Entrance

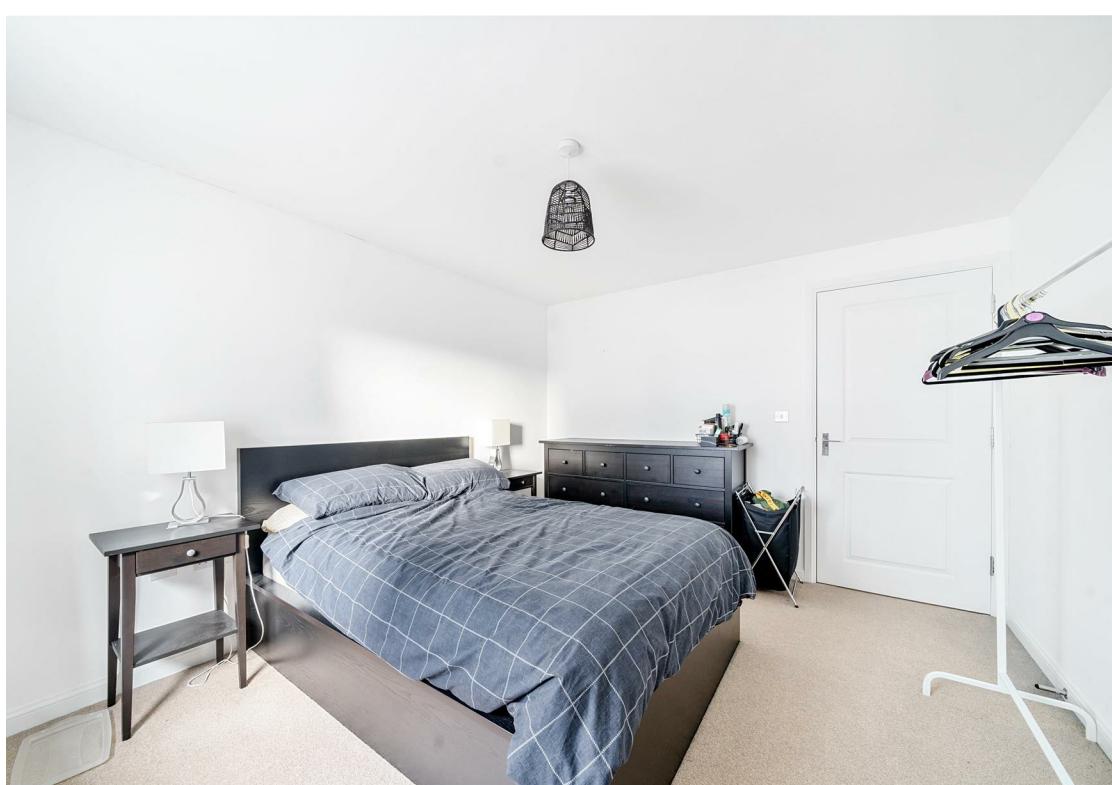
Stairs To:

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.

