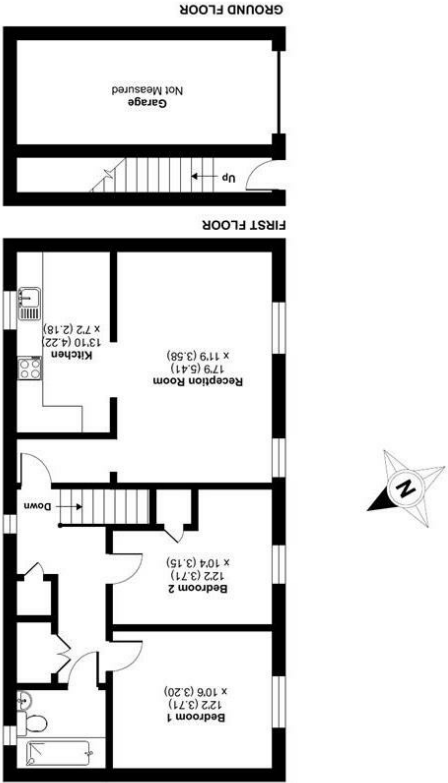


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property, REF: 1234567. © redroom 2025.

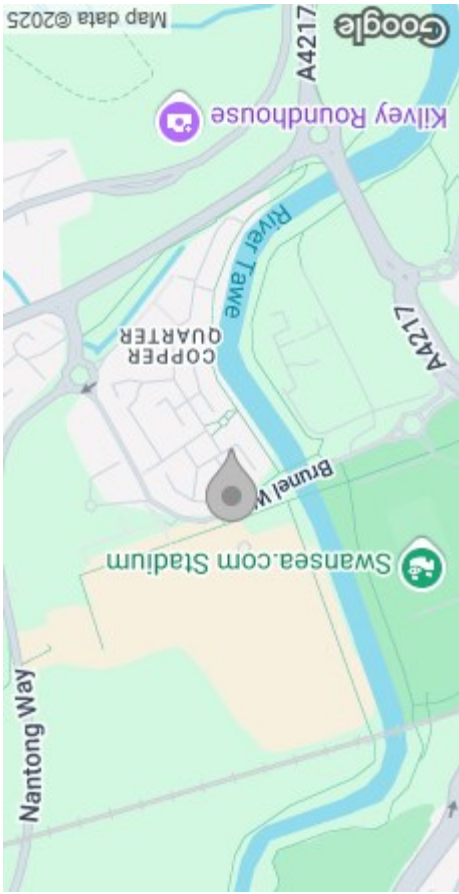


Minotaur Way, Copper Quarter, Pentrechwyth, Swansea, SA1

Approximate Area = 823 sq ft / 76.5 sq m

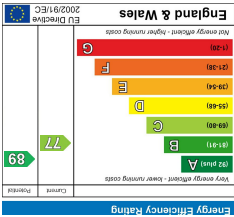
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



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.

