



16 Royal Sovereign Phoebe Road

Pentrechwyth, Swansea, SA1 7FH

Offers Over £90,000



FULL DESCRIPTION

We are delighted to offer for sale this third floor apartment situated in the Copper Quarter, Swansea. The apartment features entrance hallway, open plan lounge/kitchen, bedroom, and bathroom. Externally the property offers a sit on balcony and one allocated parking space. The property is conveniently located close to the Swansea.com Stadium, Morfa Retail Park and offers great transport links to M motorway. Ideal investment or first time buy. Viewing is highly recommended.

Communal Entrance

Communal Hallway

Stairs and Lifts to All Floors

Third Floor Apartment

Entrance

Hallway

Kitchen/Lounge

18'7" x 9'6" (5.68m x 2.91m)

Sit On Balcony

Bedroom

12'2" x 9'2" (3.71m x 2.81m)

Bathroom

External

Allocated Parking Space

Tenure - Leasehold

Term: 125 Years from April 2007

Ground Rent: £236.48 Per Annum

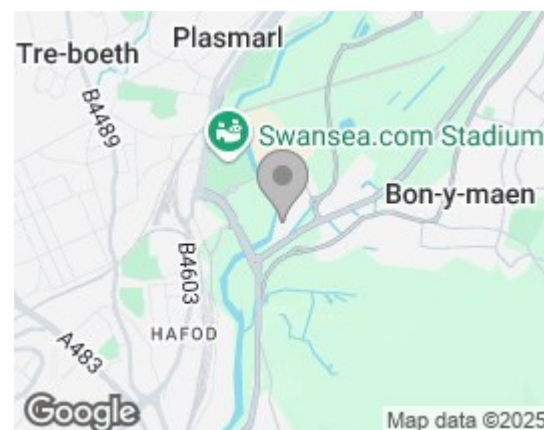
Service Charge: £1,772.10 Per Annum

Council Tax Band - C

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

AREA MAP




FLOOR PLANS

THIRD FLOOR APARTMENT



While every effort has been made to ensure the accuracy of the information provided, the seller does not warrant the accuracy of the information provided. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any errors or omissions in the information provided.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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