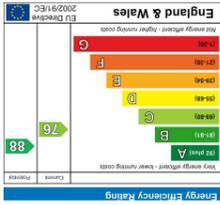
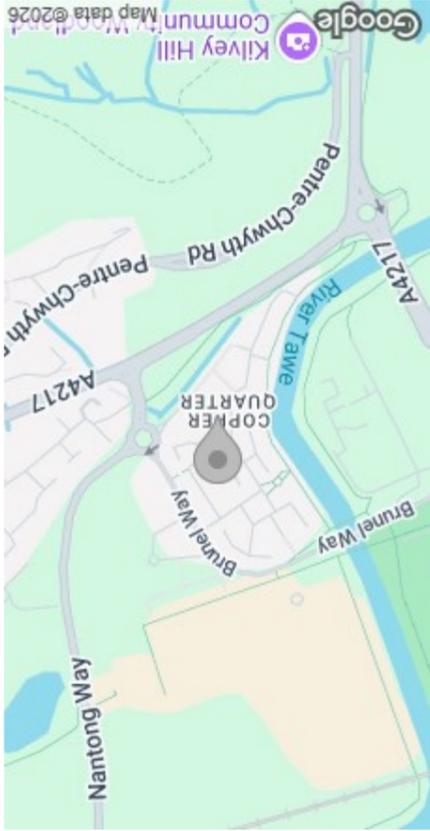


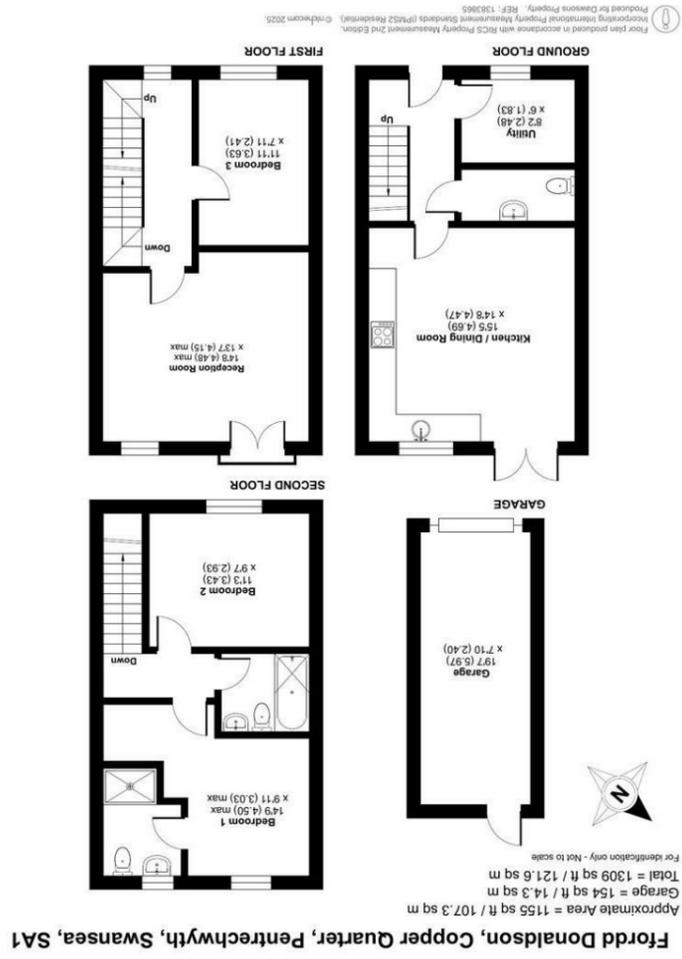
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



**16 Ffordd Donaldson**  
 Copper Quarter, Pentrechwyth, Swansea, SA1 7FJ  
 Offers Over £200,000



## GENERAL INFORMATION

We are delighted to offer for sale this mid-townhouse property situated in the popular Copper Quarter development.

The ground floor accommodation comprises an entrance hall, cloakroom, utility room, and a fitted kitchen/dining room with French doors leading out to the rear garden. To the first floor, there is a reception room with French doors opening to a Juliet balcony, along with bedroom three. The second floor provides the master bedroom with en-suite shower room, bedroom two, and a family bathroom.

Externally, the property offers a front forecourt, a garage, and an enclosed rear garden.

Ideally located for Morfa Retail Park, the Swansea.com Stadium, Swansea City Centre, local schools, and amenities, this property would make an excellent family home or investment.

Viewing is highly recommended to appreciate the accommodation on offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Utility

8'1" x 6'0" (2.48m x 1.83m)

#### Cloakroom

#### Kitchen/Dining Room

15'4" x 14'7" (4.69m x 4.47m)

### First Floor

#### Landing

#### Reception Room

14'8" (max) x 13'7" (max) (4.48m (max) x 4.15m (max))



**Bedroom 3**  
11'10" x 7'10" (3.63m x 2.41m)

### Second Floor

#### Landing

#### Bedroom 1

14'9" (max) x 9'11" (max) (4.50m (max) x 3.03m (max))

#### En-Suite Shower Room

#### Bedroom 2

11'3" x 9'7" (3.43m x 2.93m)

#### Bathroom

#### External

#### Front Forecourt

#### Enclosed Rear Garden

#### Garage

19'7" x 7'10" (5.97m x 2.40m)

#### Tenure - Leasehold

Term 125 Years with 107 Years remaining  
Ground Rent: £389.74 Per Annum  
Service Charge: £210.32 Per Annum

#### Council Tax Band - E

#### EPC-C

#### Services

Mains Gas & Electric  
Mains Sewerage

"Broadband - The current supplier is (Sky). 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.

