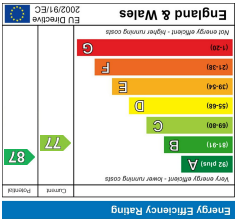




11 Walter Road, Swansea, SA1 5NF  
T 01792 646060 E sw@dawsonsproperty.co.uk  
W dawsonsproperty.co.uk

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.

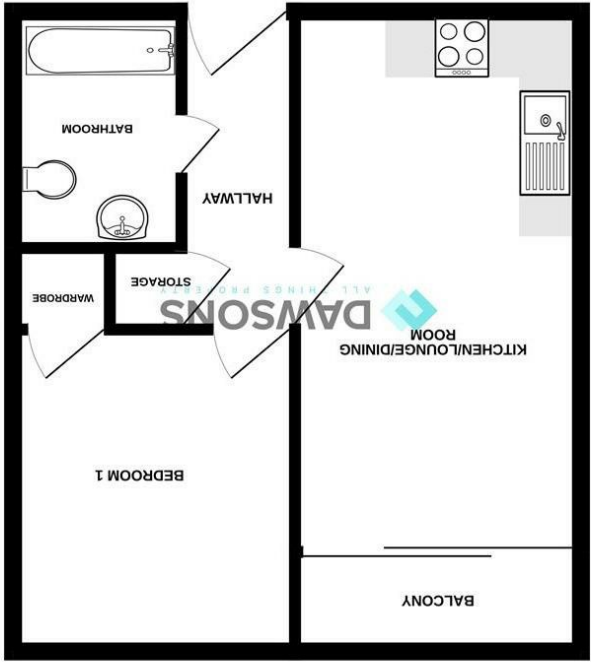
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance only and should not be used as a guide to the actual dimensions of the property. The services, systems and appliances shown have not been tested and no guarantee is given. As to their operation or condition, the buyer is advised to satisfy themselves by inspection or otherwise as to their accuracy.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



10 Prince Apartments Phoebe Road  
Pentrechwyth, Swansea, SA1 7FZ  
Offers Over £80,000





GENERAL INFORMATION

We are delighted to offer for sale this second-floor apartment in the sought-after Copper Quarter, Swansea.

The property comprises an entrance hallway, open-plan lounge/kitchen/dining area with access to a sit-on balcony, a double bedroom, and a bathroom.

Externally, the apartment benefits from one allocated underground parking space.

Ideally located close to the Swansea.com Stadium, Morfa Retail Park, and offering excellent transport links to the M4 motorway.

An ideal first-time buy or investment opportunity. Viewing is highly recommended to appreciate the property's condition and aspect.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lifts to All Floors

Second Floor

Entrance

Hallway

Open Plan  
Kitchen/Lounge/Dining Room  
17'9" x 9'4" (5.42m x 2.87m)

Balcony

Bedroom  
13'3" x 9'4" (4.05m x 2.86m)



Bathroom

External

Allocated Parking Space

Tenure - Leasehold

Term: 125 Years from 01.04.2007 with 106 years remaining.  
Ground Rent: £300 Per Annum  
Service Charge: £1,990 Per Annum

Council Tax Band- C

EPC - C

Services

Mains Electric

"Broadband – The current supplier is (Talk Talk). The broadband type is Fibre.

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Giff Gaff).

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

