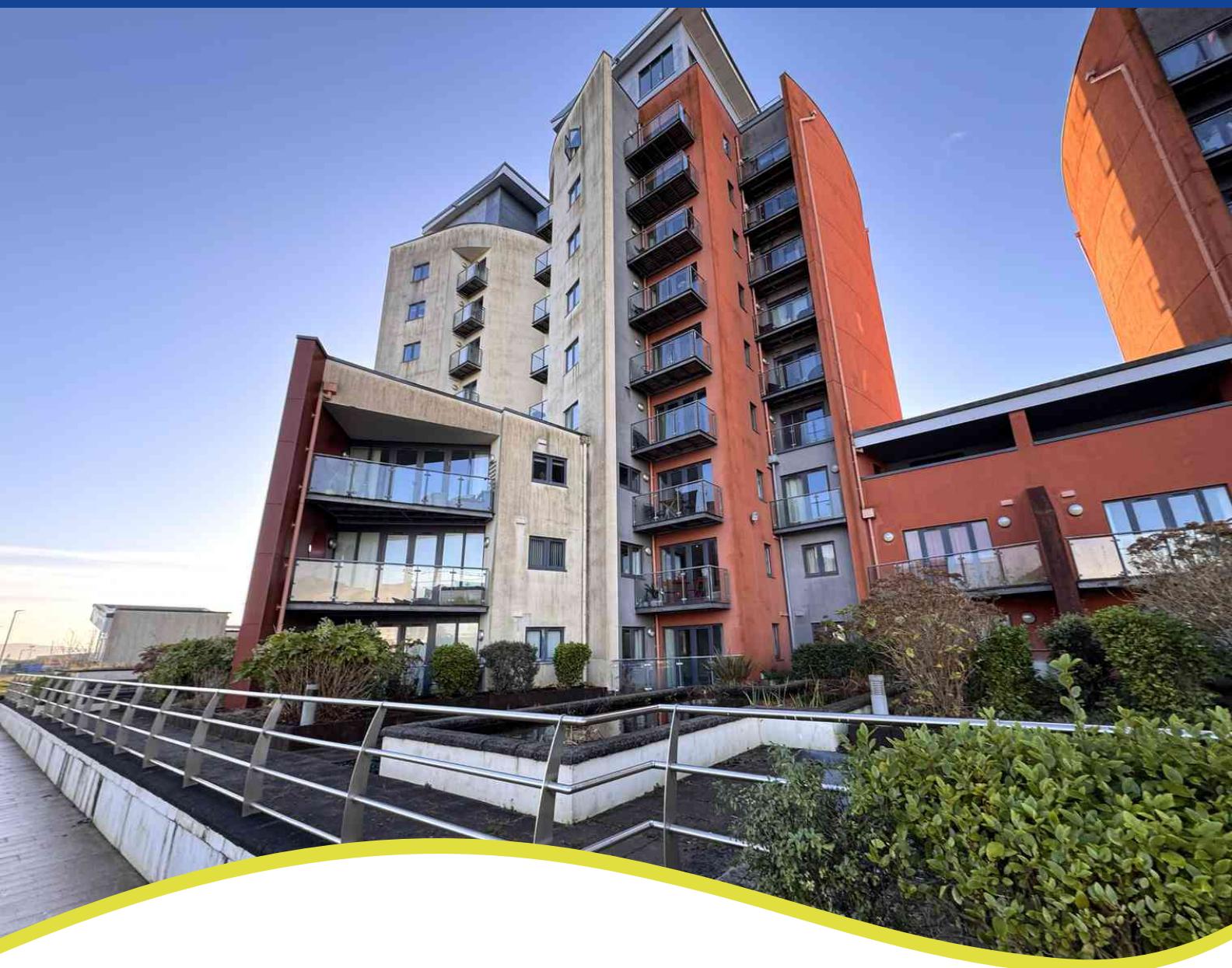


FOR SALE

£138,888 Leasehold



South Quay, Kings Road, Swansea SA1 8AL

- Popular South Quay development with waterside views over Prince of Wales Dock
- Ground floor corner apartment with private decked terrace
- Open-plan living/kitchen area
- Secure fob entry underground parking
- Cladding compliance fully completed and Health & Safety certification in place
- Electric heating
- No chain



Bay Estate Agents Ltd

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

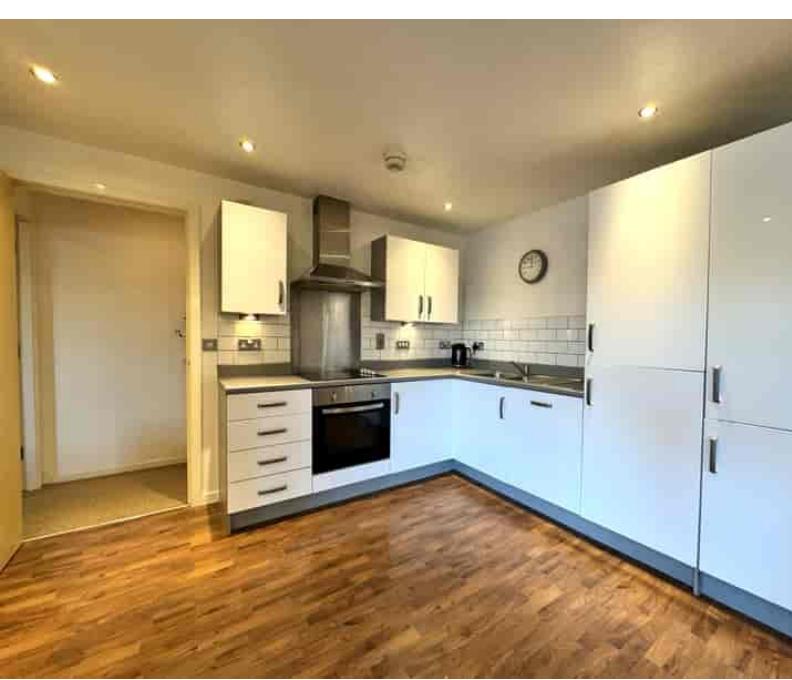
01792 645566
mail@bayestateagents.com



PROPERTY DESCRIPTION

Situated within the third tower of the ever-popular South Quay development, this well-presented one-bedroom apartment enjoys an enviable ground floor corner position with the added benefit of a private decked terrace. Overlooking attractive communal gardens, a tranquil water feature and the Prince of Wales Dock, the property offers a pleasant outlook rarely found in apartment living. The accommodation is thoughtfully arranged and comprises an entrance hallway with useful storage, an open-plan living and dining area with adjoining modern fitted kitchen. French doors open directly onto the terrace, creating an excellent space for relaxing or entertaining. The apartment further benefits from a double bedroom and a contemporary bathroom with shower facilities. The property benefits from electric heating and under-block allocated parking. South Quay is ideally located for Swansea Marina, offering easy access to a wide range of bars, restaurants, and supermarkets, as well as excellent links to the city centre and the M4 corridor. Offering a superb balance of style, space and functionality, making it the perfect heart of the home.

South Quay is a professionally managed development offering full property maintenance, building insurance and compliance, providing peace of mind for residents and investors alike. The building benefits from an on-site Facilities Manager, security cameras, and secure fob entry to both the building and underground car park. The apartment includes one underground parking space, along with additional secure storage space suitable for a motorbike, bicycle, surfboards or similar items. The development is supported by a proactive and well-established residents' association, recognised for its effectiveness. Notably, South Quay was the first building within SA1 to fully complete all cladding compliance works, fully funded by the Welsh Government, and has successfully obtained its Health and Safety certification. Early viewing is strongly recommended to appreciate its position and surroundings. As time of publication: Leasehold: 125 years remaining (150 years from 1st January 2005). Ground Rent: £150 p.a. Service Charge £2,581 p.a. Council tax; Band D. EPC Rating: C. No chain.



ROOM DESCRIPTIONS

Hallway

Finished with neutral décor and carpeted flooring, the space offers a useful storage cupboard housing the water tank and providing plumbing for a washing machine. From the hallway, doors lead to the modern bathroom, the open-plan living room and fitted kitchen, and the double bedroom, allowing for a well-balanced and functional layout throughout the property. Recessed ceiling spotlights. Wall mounted intercom. Electric panel heater.

Living Room /Dining Area

5.949m x 5.55m (19' 6" x 18' 3") [Measurements taken to furthest point of room to include kitchen]

Corner-positioned open-plan living and dining area, designed to maximise both comfort and natural light. This versatile space offers room for relaxing, dining and entertaining, with a layout that flows effortlessly to a private corner terrace, extending the living space outdoors and making it perfect for alfresco dining or relaxing with views across the communal gardens and waterside. Wood-effect laminate flooring, neutral décor and recessed ceiling spotlights. Space for dining area, ideal for everyday meals or hosting guests. Double glazed window to side and doors to terrace, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living. Recessed ceiling spotlights and wall mounted lighting. Electric panel heater.

Kitchen

A contemporary, well-appointed fitted kitchen, seamlessly integrated into the open-plan living and dining area, creating an ideal space for both everyday living and entertaining. Finished in a sleek, modern design, incorporating a range of white high-gloss wall and base units, complemented by stylish work surfaces and a classic tiled splashback. Inset stainless steel bowl and a half sink and drainer unit. Integrated appliances include fridge/freezer, an electric oven with hob and stainless steel extractor hood, offering both practicality and a clean, streamlined look. Thoughtfully laid out, the kitchen provides excellent storage and preparation space, while its open-plan configuration ensures a light and sociable atmosphere.

Bedroom

3.520m x 3.846m (11' 7" x 12' 7") [Measurements taken to furthest

Well-proportioned main bedroom, offering a calm and comfortable retreat. Finished in neutral décor. Fitted carpet. Double glazed window with waterfront views. The layout comfortably accommodates a double bed along with additional bedroom furniture. Recessed ceiling lighting adds a modern touch, creating a warm and relaxing environment. Electric panel heater.

Bathroom

1.799m x 2.617m (5' 11" x 8' 7") [Measurements taken to furthest point of room]

Finished in a clean, contemporary style with neutral tiling throughout. Suite comprising a pedestal wash hand basin with chrome mixer tap, WC, and a panelled bath with an overhead rainfall shower and glass shower screen. Complemented by modern fittings, tiled flooring, and a wall-mounted mirror. Vertical wall mounted heated towel rail.

External

Allocated under block parking with gated entry.

Tenure & Utilities (as of January 2026)

Leasehold: 125 years remaining (150 years from 1st January 2005)

Ground Rent: £150 p.a. (increasing to £300 in 2030)

Service Charge £2,581 p.a.

Council tax; Band D

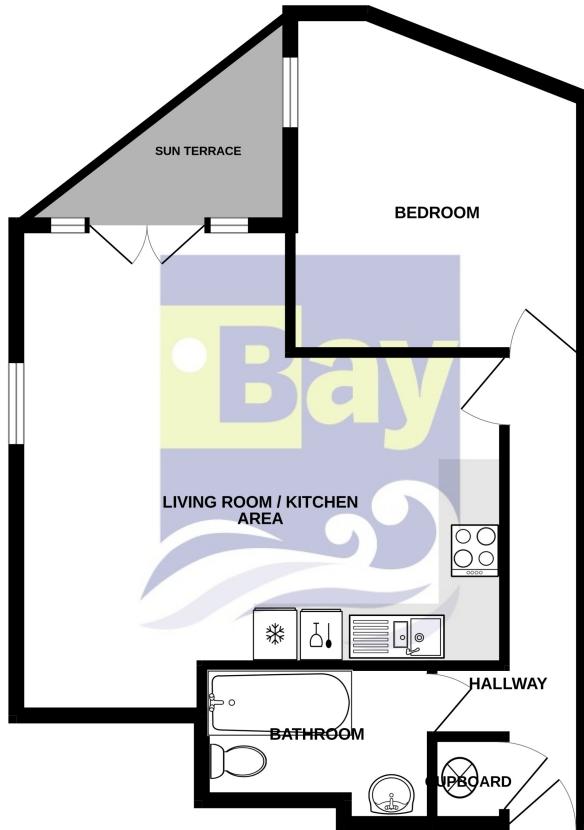
EPC Rating: C

Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

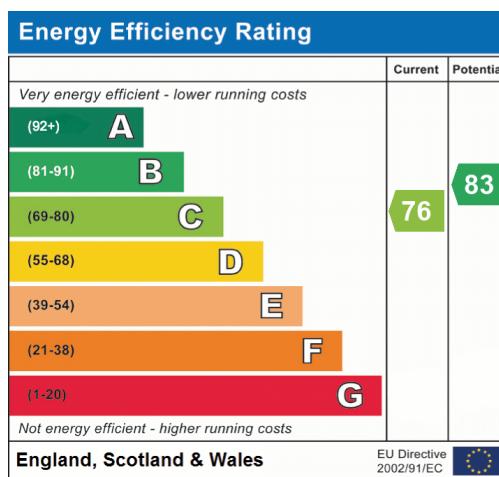


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566

mail@bayestateagents.com