

FOR SALE

£135,000 Freehold



## New Cut Road, Swansea SA1 2DL

- Two Bedroom Apartment
- Bathroom & En Suite
- Central Location
- Gas Central Heating



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## PROPERTY DESCRIPTION

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Bay is delighted to present for sale, this beautifully finished two bedroom apartment. Set on the second floor, the property briefly comprises an entrance hallway, double-sized main bedroom with access to en suite shower room, living room with Juliet balcony and adjoining kitchen with integrated appliances, double second bedroom and family bathroom. Tasteful and in contemporary design. Gas central heating. Allocated parking. The property is well located for City, M4 or waterfront access and is within a short distance of supermarkets, local amenities and attractions. Public transport routes offer access to Swansea University, Swansea Bay Beachfront, The Mumbles, the M4 corridor. Viewing is highly recommended. Tenant in situ. Council Tax: Band B. EPC: B. Leasehold: 114 years remaining (125 years from and including 1 August 2012). Service Charge: £2799.35 (increased 2023 due to fire safety works). Ground Rent: £250 p.a.



## ROOM DESCRIPTIONS

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### Hallway

Hardwood entrance door. Fitted carpet. Two ceiling light fittings. Wall mounted intercom entry system. Radiator,. Storage cupboard. Airing cupboard, housing water tank. Doors leading to both bedrooms and bathroom, entrance to living room/dining area.

### Living Room / Dining Area

3.360m x 5.119m (11' 0" x 16' 10") [Measurements taken to furthest point of room]

Open-plan living and dining room. Fitted carpet. Two ceiling light fittings. Radiator. White UPVC surround double glazed window to side and door to Juliet balcony to front. Archway leading to;

### Kitchen

2.735m x 1.898m (9' 0" x 6' 3") [Measurements taken to furthest point of room]

Tile effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window. A range of base, drawer and wall mounted units in cream and incorporating hardwood effect laminate work surface. Inset bowl and a half sink and drainer unit. Integrated electric oven, 4-ring gas hob, stainless steel splash guard and and extractor. Space for fridge/freezer and under counter dishwasher. Plumbed for integrated washing machine. Cabinet housing boiler.

### Main Bedroom

2.788m x 4.340m (9' 2" x 14' 3") [Measurements taken to furthest point of room]

Fitted carpet. Radiator. Ceiling light fitting. White UPVC surround double glazed window to front. Door leading to:-

### En suite

Tile effect laminate flooring. Ceiling light fitting. Fitted white three piece suite comprising a low level WC, pedestal wash hand basin and corner shower enclosure with chrome wall mounted shower and glass door. Radiator. Extractor. Partially tiled walls, fully tiled within shower enclosure.

### Bedroom 2

2.148m x 4.288m (7' 1" x 14' 1") [Measurements taken to furthest point of room and into fitted wardrobe space]

Fitted carpet. Radiator. Ceiling light fitting. White UPVC surround double glazed window. Fitted wardrobe.

### Bathroom

1.809m x 2.250m (5' 11" x 7' 5") [Measurements taken to furthest point of room]

Tile effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window with obscured glass. Fitted white three piece suite comprising a low level WC, pedestal wash hand basin and paneled bath with shower over and glass screen. Radiator. Extractor. Partially tiled walls, fully tiled behind bath.

### External

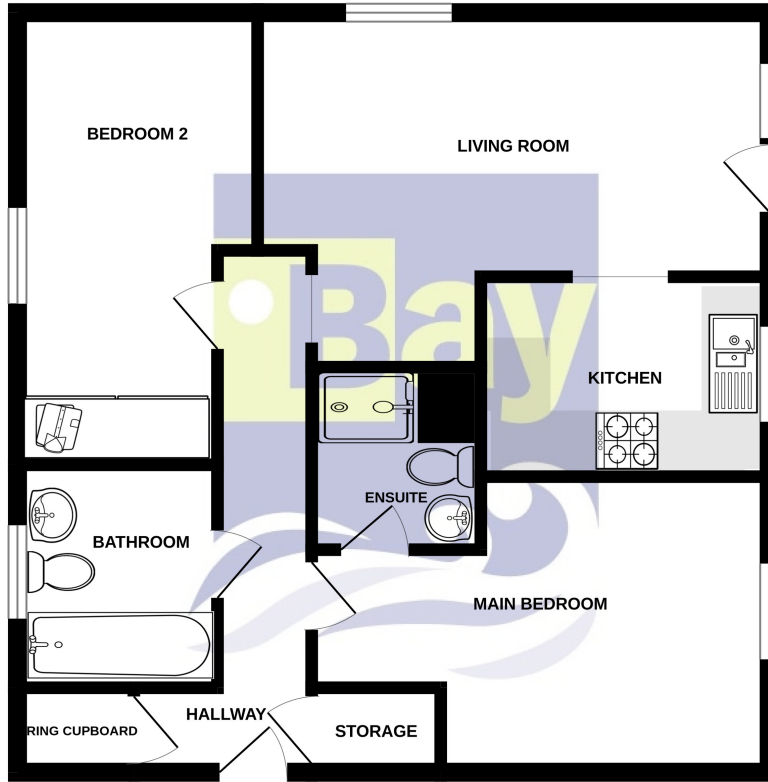
To the front of the building there is a pathway leading to the front communal doorway, grassed area, a mixture of plants and shrubbery. Allocated parking at the rear along with a bin refuge collection point and rear entry into the building.



# FLOORPLAN & EPC



## 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

### Bay Estates & Lettings Agents

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