



# Britannia Apartments, Pentrechwyth, Swansea SA1

- Tenant in situ
- 1 Bedroom
- Allocated Parking
- Cash Buyer Only



## PROPERTY DESCRIPTION

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Bay is delighted to offer for sale this, third floor, one bedroom apartment. Situated in the sought-after Copper Quarter, the property briefly comprises an entrance hallway with airing cupboard, leading to a stylish bathroom, double bedroom, open-plan kitchen//living room with a sit-out balcony. Externally there is an allocated parking space. Ideally located for accessing the Morfa Retail Park with its shops, supermarket, petrol station and Liberty Stadium. The property is a great prospect for a first-time buyer and has a solid rental track record as a proven investment opportunity. Virtual video tour available. Viewing is highly recommended! Tenant in-situ.

\*Currently cash offers only whilst awaiting the EWS1 certificate\*

Tenant in-situ



## ROOM DESCRIPTIONS

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### Hallway

Hardwood entrance door. Wall mounted entry system. Fitted carpet. Electric panel heater. Airing cupboard, housing water tank. Ceiling light fitting. Doors leading to bathroom, bedroom and living room/kitchen area.

### Living Room Area

5.72m x 2.87m (18' 9" x 9' 5") [Measurements taken to furthest point of room to include kitchen area]

Open-plan living room into adjoining kitchen area. Living room with fitted carpet up to kitchen area. Ceiling light fitting.. Electric panel heater. White uPVC surround double glazed sliding door onto sit-out balcony.

### Kitchen Area

Kitchen comprises a range of wall and base units, incorporating cherry red gloss unit and drawers, and grey laminate work surface. Breakfast bar with overhead pendant light fittings. Stainless steel single bowl sink and drainer unit with mixer tap. Fan oven and 4 ring hob with stainless steel splash-back and integrated extractor above. Plumbed for washing machine and space for fridge and freezer. Hardwood effect vinyl flooring in kitchen area.

### Bedroom

2.76m x 3.54m (9' 1" x 11' 7") [Measurements taken to furthest point of room]

Double-sized bedroom. Fitted carpet. Ceiling light fitting. White uPVC surround double glazed picture window. Electric Panel heater. Ceiling light fitting.

### Bathroom

2.59m x 1.59m (8' 6" x 5' 3") [Measurements taken to furthest point of room]

Vinyl flooring. Ceiling light fitting. Fitted modern white three piece suite comprising low level WC with button flush, semi inset basin and storage cupboard and panel bath with mixer shower over. Splash-back wall tiling in white behind sink and bath. Wall mounted shower. Wall mounted heated towel radiator. Extractor fan. Wall mounted mirror. Shaver point,

### External

Allocated parking space.

### Tenure & Utilities (As of April 2024)

Leasehold: 108 years remaining (125 years from 1 April 2007)

Annual Service £1,506

Annual Ground Rent £157

Council Tax: Band C

Tenant in-situ.

### Disclaimer

All measurements, floor plans and photographs are for guidance purposes only.



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