

FOR SALE

£125,000 Leasehold



## New Cut Road, Swansea, West Glamorgan SA1 2DL

- Two Bedroom Apartment
- Gas Central Heating
- Ground Floor, Corner Position
- Bathroom & En suite



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## PROPERTY DESCRIPTION

Bay is delighted to bring to market for sale, this well-presented two bedroom apartment. Situated on the ground floor, the property briefly comprises an entrance hallway with storage and airing cupboards, double-sized main bedroom with access to en suite shower room, living room with adjoining kitchen and integrated appliances, double-sized second bedroom with built-in wardrobe, and family bathroom. Tasteful and contemporary design. Corner positioned. Gas central heating. Allocated parking (with permit). Water meter in roadside. 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! Council Tax: Band C. EPC: B. Leasehold: 112 years remaining (125 years from and including 1 August 2012). Annual Service Charge: £1800 (for 2024/2025). Annual Open space/garden management - £170. Ground Rent: £250. Tenant currently in-situ. Council Tax: Band C.



## ROOM DESCRIPTIONS

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### Hallway

Hardwood entrance door. Fitted carpet. Two ceiling light fittings. Wall mounted intercom entry system. Radiator,. Storage cupboard, housing electricity consumer unit. Airing cupboard, housing water tank. Doors leading to:-

### Living Room

4.980m x 3.420m (16' 4" x 11' 3") [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 windows to side and to front. Archway leading to;

### Kitchen

[Measurements taken to furthest point of room]

Tiled 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. Integrated fridge/freezer and under counter dishwasher. Integrated washer/dryer. Cabinet housing boiler.

### Main Bedroom

4.145m x 2.790m (13' 7" x 9' 2") [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 Shower Room

1.719m x 1.242m (5' 8" x 4' 1") [Measurements taken to furthest point of room]

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

### Bedroom

2.122m x 4.264m (7' 0" x 14' 0") [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

1.756m x 2.318m (5' 9" x 7' 7") [Measurements taken to furthest point of room]

Tiled 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 panelled bath with shower over and glass screen. Radiator. 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.

### Tenure & Utilities (as of February 2025)

Council Tax: Band C

EPC Rating: B.

Tenure: Leasehold: 112 years remaining (125 years from and including 1 August 2012).

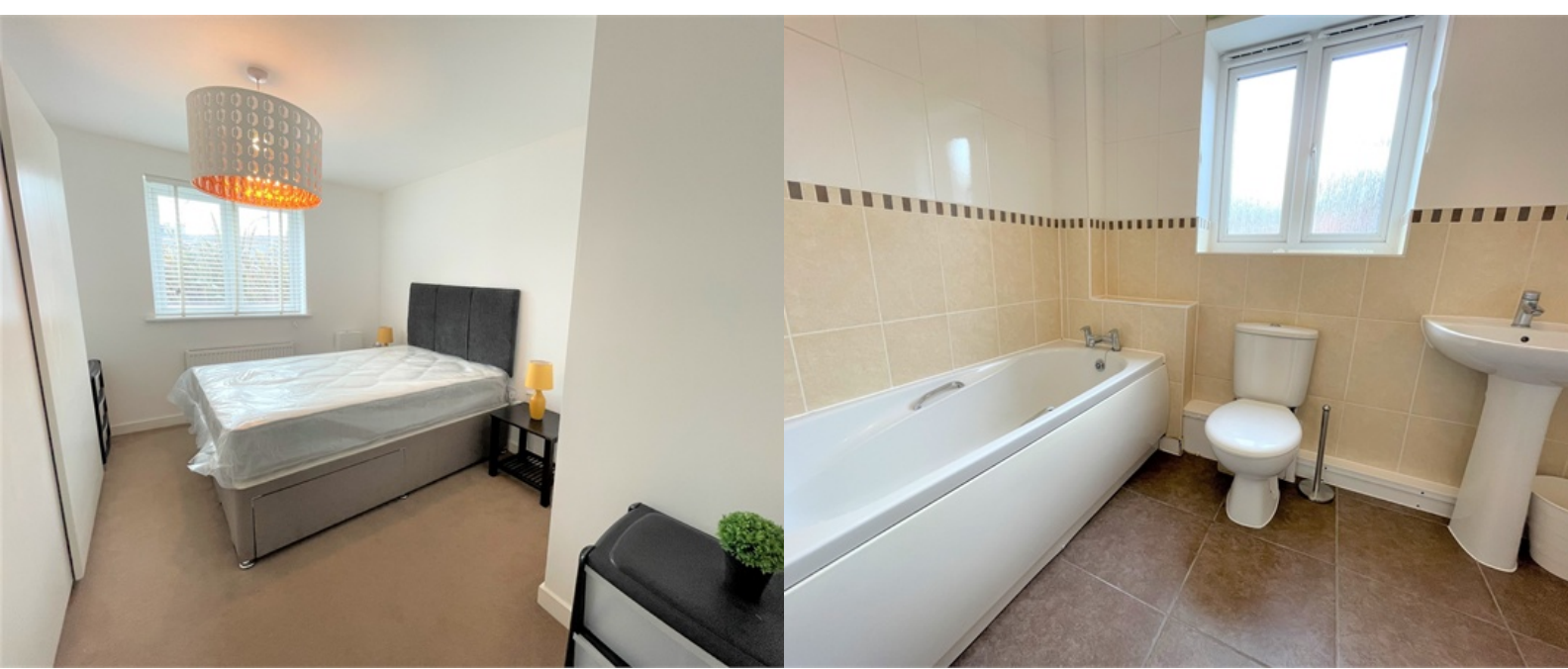
Annual Service Charge: £1800 (for 2024/2025

Annual Open space/garden management - £170

Ground Rent: £250

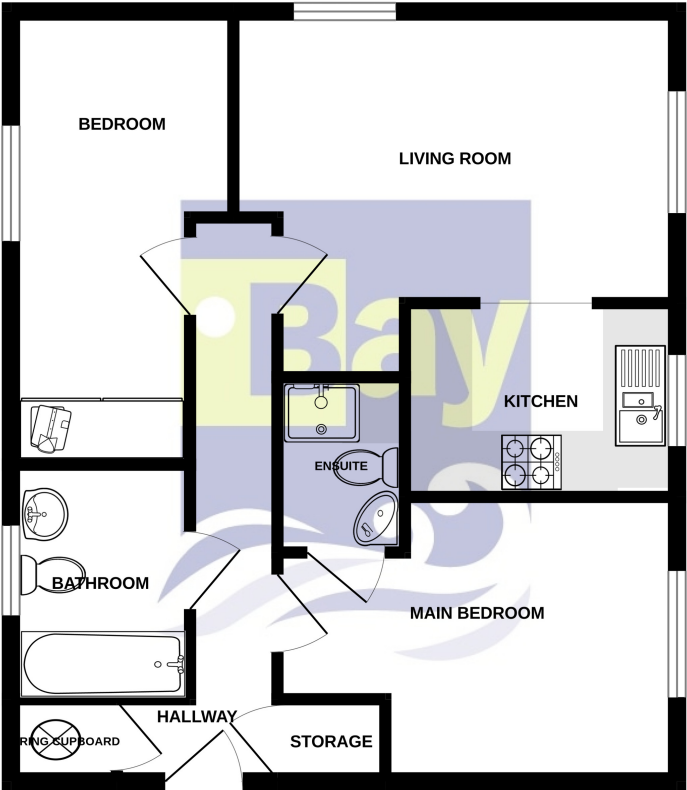
### Disclaimer

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 most 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.

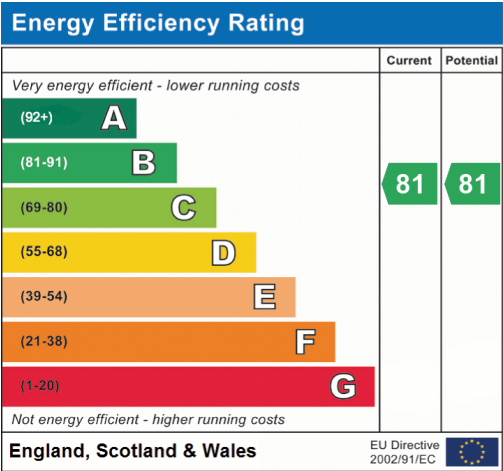




GROUND FLOOR



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 shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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