

88 New Cut Road, Swansea, £125,000 West Glamorgan SA1 2DL



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. Tenant in-situ.

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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

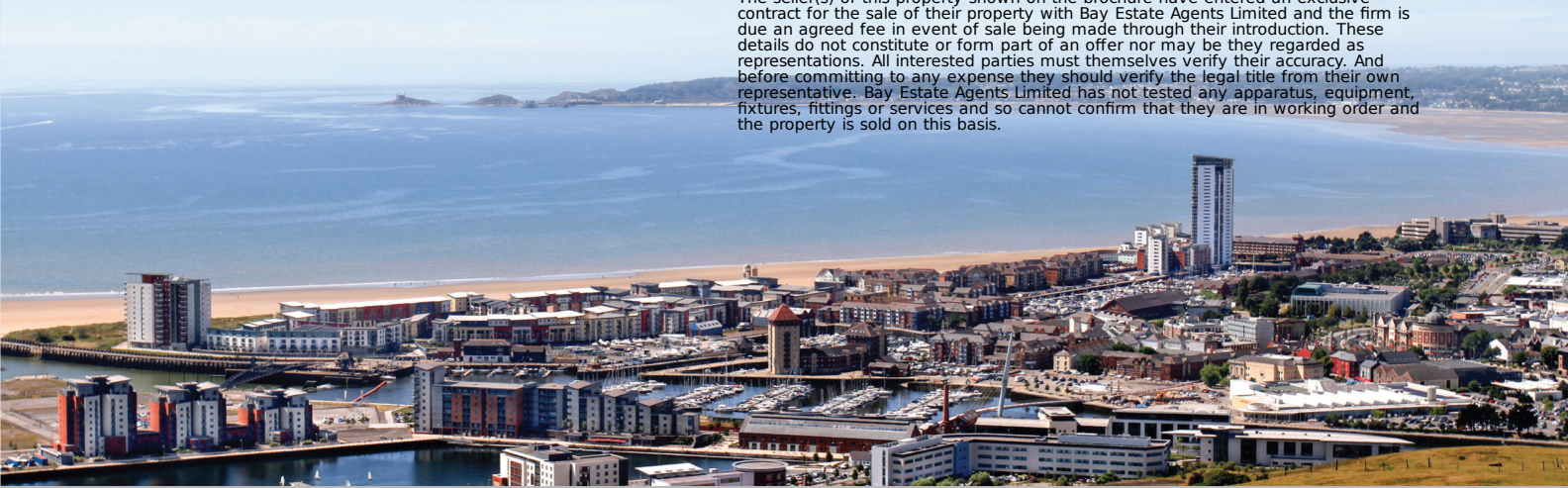
3.360m x 5.119m (11' 0" x 16' 10")
[Measurements taken to furthest point of room]
Open-plan living and dining room. Fitted carpet. Two ceiling light fittings. Radiator. White UPVC surround double glazed window to side and door to Juliet balcony to front. Archway leading to;



29 Camona Drive, Swansea, West Glamorgan, SA1 1YJ, 01792 645566



The seller(s) of this property shown on the brochure have entered an exclusive contract for the sale of their property with Bay Estate Agents Limited and the firm is due an agreed fee in event of sale being made through their introduction. These details do not constitute or form part of an offer nor may be they regarded as representations. All interested parties must themselves verify their accuracy. And before committing to any expense they should verify the legal title from their own representative. Bay Estate Agents Limited has not tested any apparatus, equipment, fixtures, fittings or services and so cannot confirm that they are in working order and the property is sold on this basis.

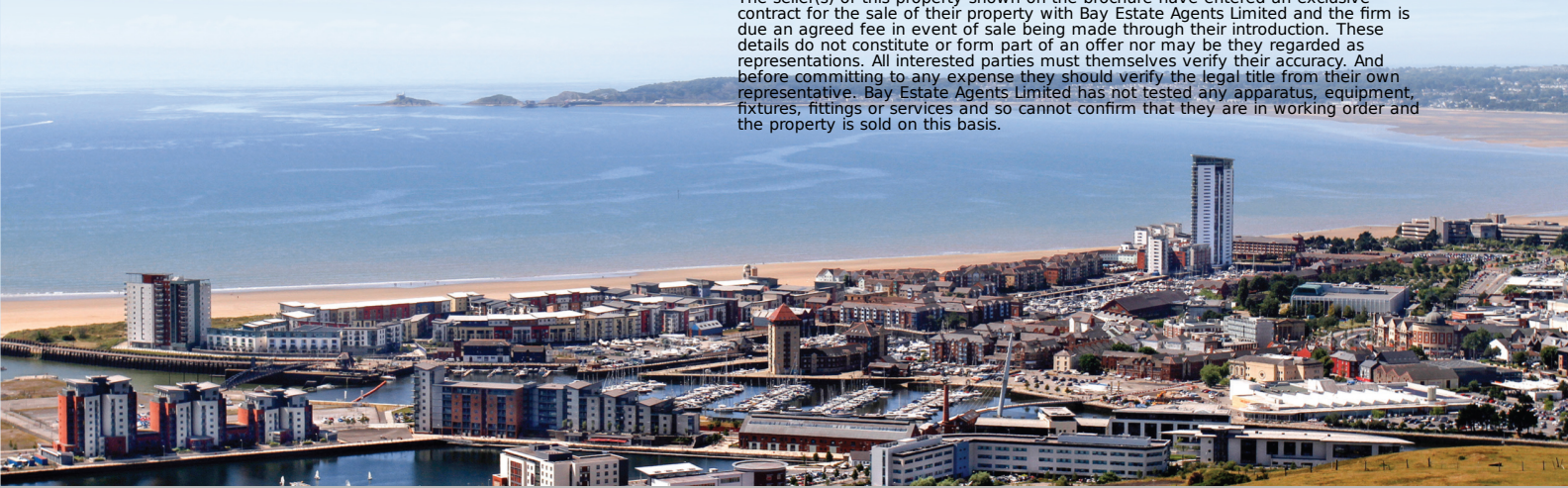




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