

# Britannia Apartments, Pentrechwyth, Swansea SA1

£97,995



## PROPERTY FEATURES:

- One bedroom, corner apartment
- Third floor with lift access
- Open-plan living room accessing a sit-out decked balcony
- Integrated kitchen with breakfast bar
- Double bedroom
- Allocated parking
- Electric heating
- Great location for motorway links, supermarket and retail park
- EPC - C
- Virtual tour video available!

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## Property Description

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Bay are 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!

### 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.



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



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## 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,

## 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.

## External

Allocated parking space.

## 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.

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## Tenure & Utilities (2021)

Leasehold: Approx. 125 years from  
1 April 2007 (115 years remaining)

Service Charge: £990.00 p.a.  
(2021 accounts, awaiting 2022)

Ground Rent: £100 p.a.

Management Company: Mainstay

Property Management

Council Tax: Band C

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