



New Street, Swansea, SA1 6YS

Asking Price: £99,950

- Third Floor 2 Bedroom Apartment
- Popular And Convenient Residential Area
- Fantastic First Time Purchase
- No Forward Chain



Entrance Communal Hallway

Entered via security door with intercom access, staircase and lift to all floors.

Third Floor Landing

Entered via double glazed front door giving access to:-

Entrance Hallway

With wall mounted telephone/intercom, attic hatch, built in coats and storage cupboard (housing meters) and doors to:-

Lounge

4.399m x 4.189m (14' 5" x 13' 9")

A spacious light and airy room with inset spot lighting and large double glazed window giving open aspect views over Swansea.

Kitchen

4.498m x 3.272m (14' 9" x 10' 9")

A fully fitted and well appointed modern kitchen with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and stainless steel extractor canopy over, plumbing for automatic washing machine, inset spot lighting, air vent, seating area, wall mounted boiler (supplying domestic hot water and gas central heating), double glazed window to the rear and double glazed door to balcony.

Bedroom One

3.316m x 3.196m (10' 11" x 10' 6")

With built in storage cupboard space and double glazed window to the rear.

Bedroom Two

4.047m x 2.364m (13' 3" x 7' 9")

With built in storage cupboard space, air vent and double glazed window to front aspect with views of Swansea city centre.

Bathroom

3.422m x 1.557m (11' 3" x 5' 1")

A three piece modern suite in white comprising panel bath with chrome double headed shower over and glazed side screen, low level W.C, vanity wash hand basin, part respatex walls, heated towel rail and double glazed frosted window to the rear.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

