

NEW  
INSTRUCTION



## 29 Neptune Apts, Pentrechwyth SA1 7FL

Offers in the region of £135,000

Balcony Area  
Desirable And Sought After Residential Development  
Excellent Commuter Links  
Open Plan Living  
Exceptionally Presented

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

An Outstanding Property, With Balcony Over In Very Desirable Location! The property offers excellent space and has been decorated to a high standard. The beautiful apartment offers versatile accommodation, perfect for professional couples, growing families or even a holiday home! The balcony area makes a welcome retreat, and is ideal for soaking up the stunning sunsets South Wales is renowned for. This particular residence is one of a few that enjoys a mezzanine style master with en-suite.

This modern, executive style home is situated in the popular Copper Quarter development, within easy access of the property you have the M4 Motorway, Swansea City Centre, the SA1 Waterfront, and local schools. We anticipate vast interest, so book your viewing today to avoid disappointment

## COMMUNAL HALL

### ENTRANCE HALL

Hardwood door from communal hall, wall mounted electric radiator, carpet, centre ceiling light, large storage cupboard with solid wood door housing water tank, stairs to first floor, door to:

### BATHROOM

8'08 x 5'06 (2.64m x 1.68m)  
Suite comprising of wash hand basin on vanity unit with mixer tap, panelled bath with mixer tap and shower attachment, low level WC, wall mounted towel radiator, carpet, 3 wall mounted mirrors, centre ceiling light.

### KITCHEN LIVING AREA

9'09 x 18'09 (2.97m x 5.72m)

### KITCHEN AREA

The kitchen area comprises of matching wall and base

units with wood effect worktop over, stainless steel upstand, stainless steel sink with drainer and mixer tap, fitted with a washing machine, integrated Beko electric oven with 4 ring glass hob over, stainless steel splashback, Whirlpool extractor fan, slimline fridge and freezer, double glazed window to side, breakfast bar area. The kitchen area has wood effect lino flooring into:

### LIVING AREA

Carpet, wall mounted electric Dimplex radiator, 3 fitted wall lights, ceiling spotlights, double glazed sliding patio door to balcony area which has a stainless steel balustrade with toughened glass balcony and decked area.

### BEDROOM TWO

3'03 x 12'0 (0.99m x 3.66m)  
Carpet, wall mounted Dimplex electric radiator, centre ceiling light, double glazed window to rear overlooking the River Towy, understairs storage cupboards, stairs to:

### MEZZANINE MASTER

#### BEDROOM

17'0 approx x 12'05 (5.18m approx x 3.78m)  
Double glazed angled window to rear elevation overlooking river below, 2 Velux ceiling windows, built-in wardrobes, wall mounted Dimplex electric radiator, wall mounted mirror, wall mounted decorative light. There is a door to the fifth level/fire escape, door to:

### EN-SUITE SHOWER ROOM

5'01 x 8'07 (1.55m x 2.62m)  
Suite comprising of vanity wash hand basin with mixer tap, low level WC, tiled splashback, integrated double shower with tiled splashback and glass sliding doors, wall mounted radiator, carpet

### EXTERNALLY

There is a decked balcony with glass balustrade.

## SERVICES

We are advised that mains services are connected to the property.

## LEASE DETAILS

125 Years From 2008

## VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail [swansea@johnfrancis.co.uk](mailto:swansea@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

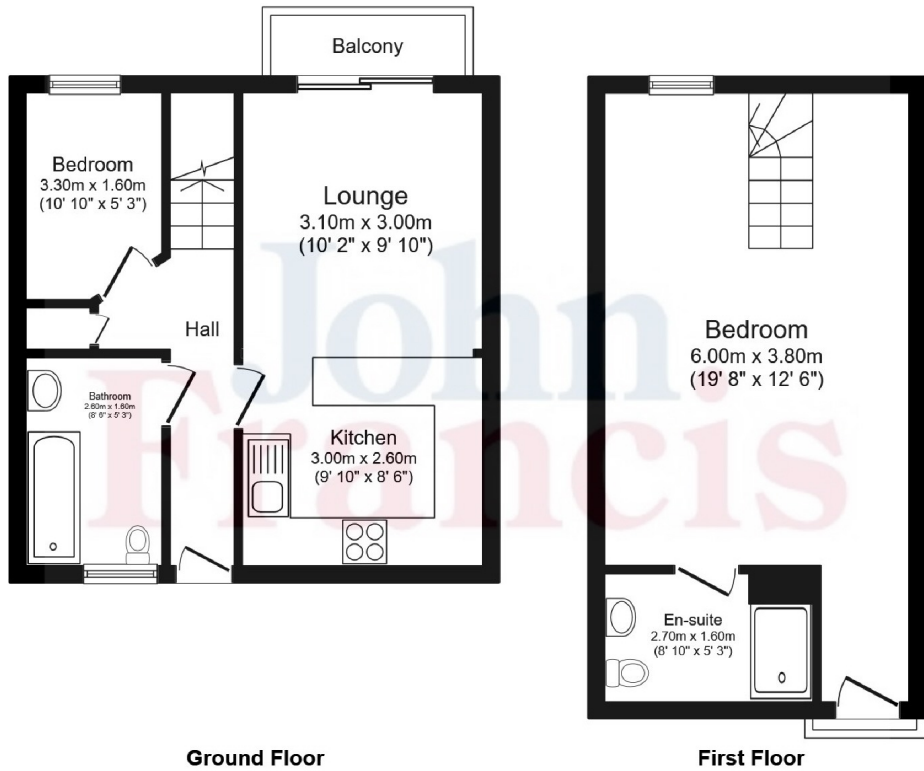
We are advised that the property is Leasehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Swansea office on Walter Road (A4118) proceed down Mansel Street and filter left onto Dyfatty Street. At the traffic lights go straight through. At next lights go straight over and proceed onto Neath Road (B4603). Travel to roundabout and take the 2nd exit into Parc Morfa. Go through the lights to roundabout and take the 3rd exit into Ffordd Donaldson and take the next left follow the road around and Neptune Apartments is situated on the right. Use the lift, and head toward the 4th floor. On exiting the lift turn left this apartment is the last on the right.



Ground Floor

First Floor

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**John.  
Francis**