



9 Minotaur Way, Copper Quarter, Pentrechwyth SA1 7FQ

Asking price £140,000

- No Chain
- Across The Road From Morfa Retail Park & Liberty Stadium
- Master En Suite
- Parking
- EPC C80

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

KJ/RO/79446/130421

DESCRIPTION

An Extremely Attractive Bright And Sunny Two Double Bedroom Apartment Situated In The Highly Desirable Copper Quarter Development. This executive style home offers a good sized open plan living, ideal for enter entertaining. Is neutrally decorated throughout and ready to move straight into! Located within easy access to Morfa Retail Park, Swansea City Centre and the M4 Motorway. Other benefits include double-glazing, integrated kitchen appliances and an allocated parking space. We would highly recommend viewing this property which we feel would ideally suit first time buyers or investors. EPC C80

ENTRANCE HALL

Enter via hardwood door, door to storage cupboard housing tumble dryer, 2 centre ceiling lights, carpet flooring, double panel radiator, door to:

BEDROOM TWO

13'6 x 8'8 (4.11m x 2.64m) Double glazed window with slat style blinds, centre ceiling light, carpet flooring, single panel radiator.

BEDROOM ONE

13'5/17'5 x 9'7/3'1 (4.09m x 2.92m) Two double glazed windows to side and rear, built-in wardrobes with mirrored doors, built-in storage cupboard, centre ceiling light, carpet flooring, single panel radiator, opening to:

EN-SUITE

6'11 x 5'2 (2.11m x 1.57m) Double glazed obscure window to side with slat effect roller blind, 3 piece comprising built-in shower with glass folding doors, WC, pedestal wash hand basin with mixer tap, centre ceiling light, tiled splash backs, lino flooring, single panel radiator.

BATHROOM

7'7 x 6'4 (2.31m x 1.93m) Three piece comprising panelled bath with shower and mixer tap over, WC, pedestal wash hand basin with mixer tap, centre ceiling light, tiled splash backs, lino flooring, single panel radiator.

**OPEN PLAN KITCHEN/
DINING/LIVING AREA**
18'8/11'3 x 18'6/12' (5.69m x 5.64m)

LIVING AREA

Double glazed windows to side and rear, 2 centre ceiling lights, carpet flooring, 2 double panel radiators,

KITCHEN/DINING AREA

Wall and base gloss units with worktops over, stainless steel sink with mixer tap, Zanussi electric oven with 4 ring gas hob and extractor fan over, integrated fridge/freezer and dishwasher, wall mounted Ideal combination boiler in cupboard, breakfast bar, spotlights, lino flooring.

EXTERNALLY

There is one allocated parking space.

SERVICES

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

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail 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

TENURE

We are advised that the property is Leasehold

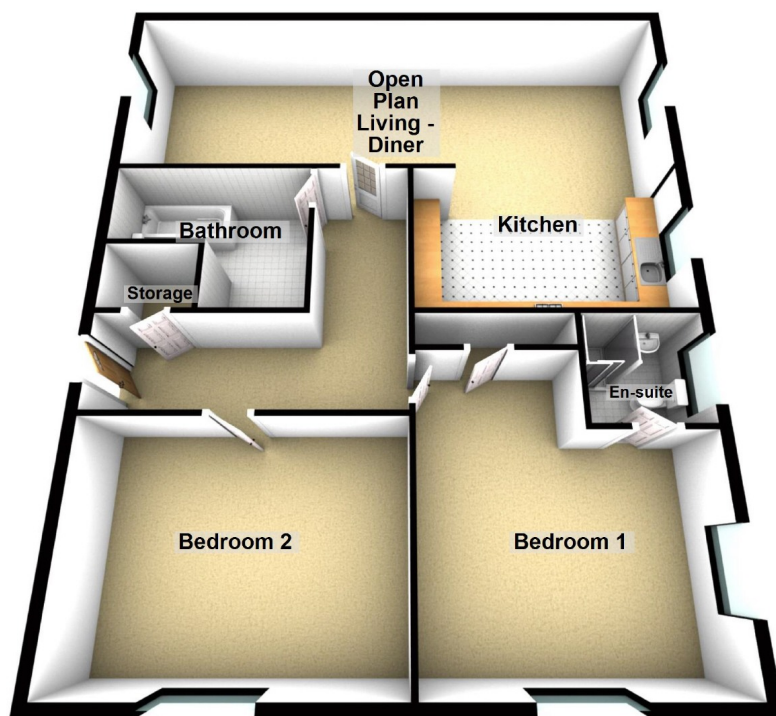
GENERAL NOTE

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 the next lights, go straight over and proceed onto Neath Road (B4603). Travel to the roundabout and take the second exit into Parc Morfa. Go through the lights to the roundabout and take the third exit into Ffordd Donaldson. Follow the road around onto Minotaur Way. The block of apartments is located on the right hand side.

Ground Floor



For illustration purposes only. Not to scale.


Plan produced using PlanUp.

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

**John.
Francis**