



£100,000
leasehold

**Phoebe Road,
Copper Quarter SA1 7FL**

- EPC Rating: C
- Third Floor
- One Bedroom Apartment
- Balcony
- Secure Key Fob Access



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About The Property

Peter Alan Swansea is pleased to present to the sales market this modern style third floor one bedroom apartment situated in the popular Copper Quarter Development in Swansea. This apartment has a generous sized balcony. Conveniently located for Morfa Retail Park, Swansea City Centre and access to the M4. The accommodation comprises: Communal entrance, hallway, lounge/kitchen area with sliding door to balcony, one double bedroom and bathroom. This would make an ideal first time buy or buy to let investment. Viewing is highly recommended.





Communal Entrance

Secure key fob entry, access to third floor via lift or staircase.

Entrance Hall

Electric storage heater, intercom system, storage cupboard housing water tank and doors to;

Lounge Area

11' 2" x 10' 6" (3.40m x 3.20m)

Sliding door to front to balcony, electric storage heater and door to kitchen.

Kitchen

9' 6" x 8' (2.90m x 2.44m)

Fitted with a range of wall & base units with work preparation surfaces over, stainless steel sink & drainer unit with mixer tap, integrated oven, hob & cooker hood over, plumbed for washing machine and breakfast bar.

Bedroom

11' 9" x 9' 2" (3.58m x 2.79m)

Window to front and electric storage heater.

Bathroom

Paneled bath with shower, W/C, wash basin as part of a vanity unit and shaving point.



Floor Plan

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

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.