



26 Brunswick Court Duke Street, Swansea, SA1 4HZ

Offers Over £100,000

We are delighted to present this second-floor, two-bedroom apartment conveniently located within walking distance to Swansea City Centre, local shops, Swansea Bay and amenities. The property boasts excellent transport links to Swansea University and Mumbles. The accommodation includes a hall, lounge/dining room, kitchen, two bedrooms, and a bathroom. Externally, there is allocated parking. This apartment is ideal for a first time buyer or as an investment purchase.

The Accommodation Comprises

Hall



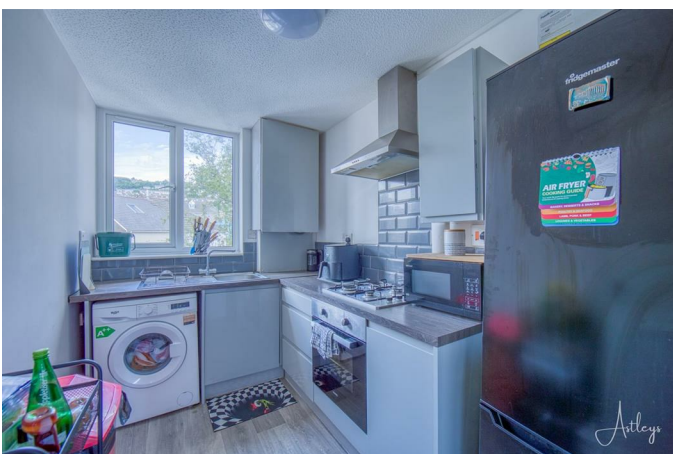
Entered via front door, storage cupboard, fitted carpet, radiator.

Lounge/Dining Room 13'8" x 13'0" (4.16m x 3.96m)



Double glazed window to side, fitted carpet, radiator.

Kitchen 6'4" x 9'3" (1.94m x 2.81m)



This functional room is equipped with a matching

range of base and eye-level units, providing storage space. The worktop area features a 1+1/2 bowl stainless steel sink, perfect for handling various kitchen tasks. There is convenient plumbing for a washing machine and space allocated for a fridge/freezer. Natural light enters through a double glazed window to the side, while the vinyl flooring ensures easy maintenance and durability.

Bedroom 1 13'2" x 9'3" (4.02m x 2.81m)



Double glazed window to side, fitted carpet, radiator.

Bedroom 2 7'1" x 9'7" (2.17m x 2.91m)



Double glazed window to side, fitted carpet, radiator.

Bathroom



This well-appointed bathroom features a fitted three-piece suite, including a bath with a shower overhead,

a wash hand basin, and a WC. The room is finished with practical vinyl flooring and includes a heated towel rail for added comfort and convenience.

External



Allocated parking space.

Agents Notes

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.

Leasehold- 179 years remaining

Ground Rent - £0 Peppercorn rent

Service Charge £150.00 a month

Mobile Coverage- EE Vodafone Three O2

Broadband- Basic 15 Mbps Superfast 80 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability- BT Sky

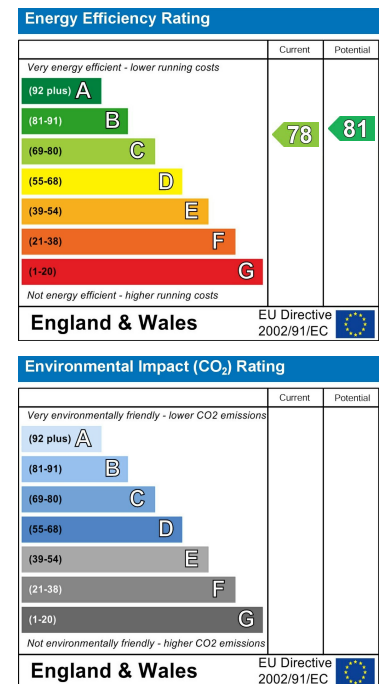
Floor Plan



Area Map



Energy Efficiency Graph



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