

## 11 Phoebe Road, Pentrechwyth, Swansea, SA1 7FR

**£140,000**

Situated along the picturesque River Tawe, this charming two bedroom apartment on Phoebe Road in Copper Quarter Swansea, presents an exceptional opportunity for first-time buyers seeking a blend of modern living and convenience. Located on the second floor, the residence welcomes you with a bright and inviting communal hallway, leading to your private sanctuary. Upon entering the apartment, you will find an entrance hall that opens into a delightful lounge area, complete with a lovely Juliette balcony that allows natural light to flood the space. The open-plan design seamlessly connects the lounge to the contemporary kitchen, creating an ideal setting for both relaxation and entertaining. The apartment features two bedrooms, with the master bedroom boasting the added luxury of an en suite shower room. A separate bathroom serves the second bedroom, ensuring comfort and privacy for all residents. One of the standout features of this property is the designated parking space, providing ease of access and convenience. Additionally, the apartment is situated in close proximity to local amenities, making daily errands a breeze. For those commuting to the city centre or Morfa Retail Park, excellent transport links are readily available. In summary, this two-bedroom apartment on Phoebe Road offers a wonderful opportunity to embrace a contemporary lifestyle in Swansea, enhanced by its scenic riverside location and easy access to a wealth of local conveniences. Do not miss the chance to make this delightful property your new home.



## The Accommodation Comprises

### Ground Floor

#### Hallway

Entered via door to front, two double glazed windows to rear, radiator, laminate flooring, cupboard.

#### Lounge 11'9" x 12'2" (3.59m x 3.71m)



Double glazed window to front, double glazed double door to Juliette balcony, two radiators.

#### Kitchen 6'8" x 8'6" (2.04m x 2.60m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, built-in electric oven, built-in gas hob, double glazed window to front.

#### Bedroom 1 15'0" x 9'3" (4.58m x 2.81m)

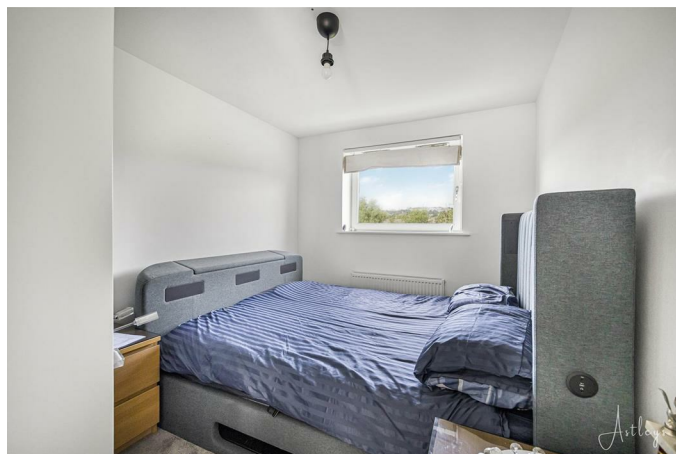


Double glazed window to front, fitted carpet, radiator.

#### En-suite Shower Room

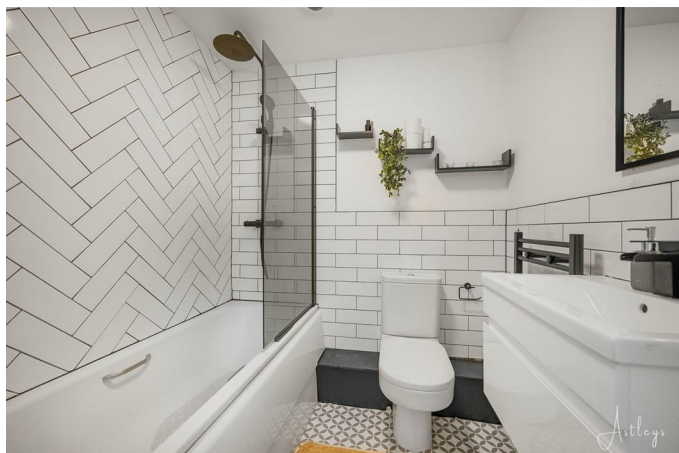
Fitted with three piece suite comprising a shower, wash hand basin and WC, radiator.

#### Bedroom 2 15'0" x 8'2" (4.58m x 2.48m)



Double glazed window to front, fitted carpet, radiator.

## Bathroom



Fitted with three piece suite comprising a bath with shower over, wash hand basin and WC. Half tiled walls, heated towel rail.

## External

### Aerial Images



## Agents note

Tenure - Leasehold

125 Years

106 Years remaining

Service Charge - £128.63 per month

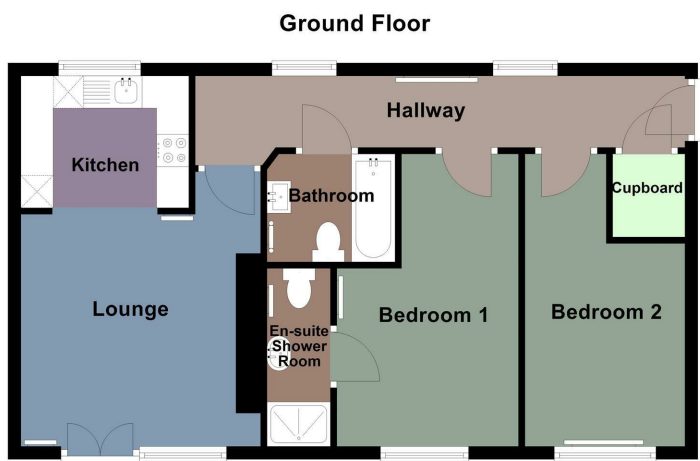
Council Tax Band - D

Mobile coverage - EE, Vodafone, Three, O2

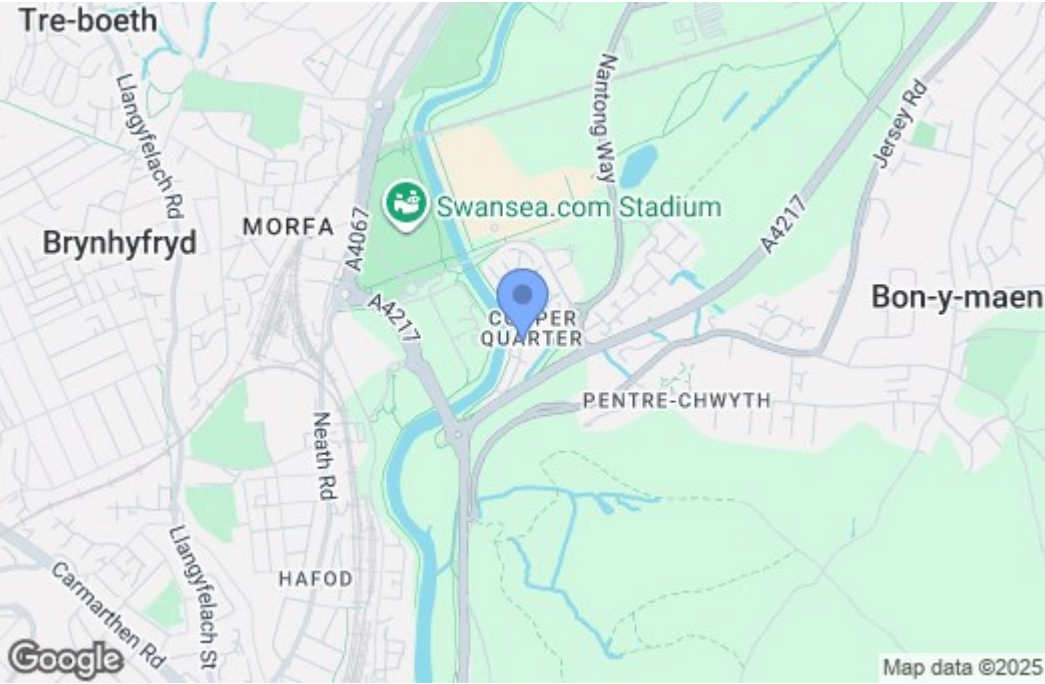
Broadband - Basic 4 Mbps, Superfast 72 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

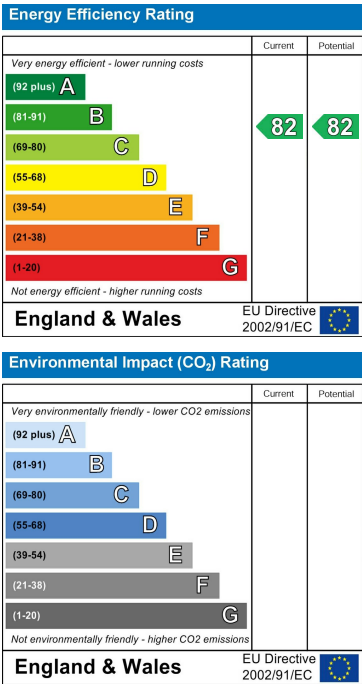
Floor Plan



Area Map



Energy Efficiency Graph



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