



## 90 New Cut Road, Swansea, SA1 2DL

**Offers Over £130,000**

Welcome to this well-presented second-floor apartment, offered with no onward chain and providing an excellent opportunity for both first-time buyers and investors. The property features a bright lounge with a Juliett balcony and open-plan to the kitchen, along with two double bedrooms, including a master bedroom with an en-suite shower room. The second bedroom is served by a separate bathroom and is ideal for guests. Additional benefits include gas central heating, allocated parking, and a superb location within a 5 minutes to the train station, walking distance of Swansea City Centre, where you'll find a wide range of amenities such as shops, cafés, restaurants, bars, gyms, supermarkets, and cultural attractions including Swansea Arena, Swansea.com Stadium, Quadrant Shopping Centre and Swansea Market. The nearby retail park and train station further enhance convenience and connectivity. For investors seeking a hassle-free option this apartment is a turn-key buy-to-let opportunity.

## The Accommodation Comprises

### Ground Floor

#### Communal Hallway

Entered via locked door with security entry.

### Second Floor

#### Hall



Intercom entry system, two storage cupboards, radiator.

#### Lounge/Dining Room 18'4" x 9'7" (5.60m x 2.91m)



The lounge features a double glazed door and window opening onto a Juliette balcony, allowing plenty of natural light to fill the space. Two radiators and the room flows seamlessly into the open-plan kitchen, creating a bright and inviting living area.



#### Kitchen 8'6" x 9'7" (2.60m x 2.91m)



Fitted with a range of wall and base units, with worktop space and a 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, built-in electric oven and a four ring gas hob with extractor hood over, cupboard housing the wall mounted boiler, double glazed window.

### Bedroom 1 12'0" x 8'11" (3.65m x 2.73m)



Double glazed window, built-in wardrobes, radiator, door to the en-suite.

### En-suite



Three piece suite comprising a shower, wash hand basin and WC. Radiator, frosted double glazed window to front.

### Bedroom 2 8'11" x 10'11" (2.73m x 3.33m)



Double glazed window, radiator.

### Bathroom



Fitted with three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, skylight window, radiator.

### External

The building has the benefit of communal gardens and an allocated parking space.

## Parking



## Aerial Images



## Agents Note

Tenure Leasehold

Year Remaining - 111 Years remaining.

Ground Rent - £250.00 Paid annually (subject to review every 5 years)

Service Charge - £2000.00 Approx. Paid Annually

Pets - requires permission from the freeholder

Parking - Allocated parking space & one visitor permit.

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 16 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability -BT SKY

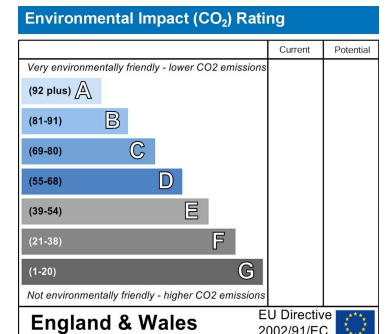
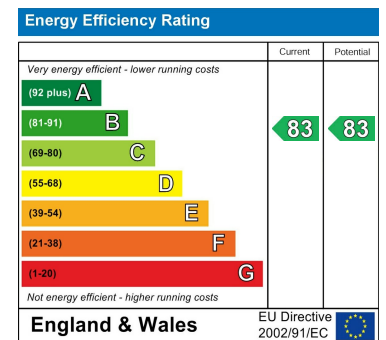
## Floor Plan



## Area Map



## Energy Efficiency Graph



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