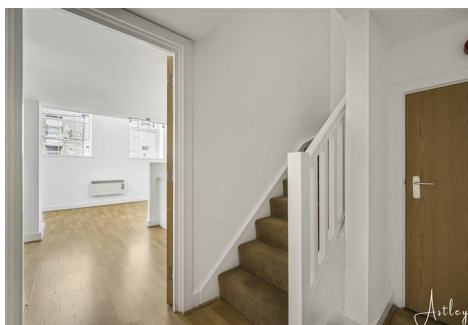




Apartment 22, St. Thomas Lofts Kilvey Terrace, St. Thomas, Swansea, SA1 8BG

£70,000

Offered for sale with no chain a well presented loft-style maisonette offering modern open-plan living in a highly convenient Swansea location. Extending to approximately 538 sq ft, this thoughtfully designed apartment provides a comfortable and functional living space, ideal for first-time buyers, professionals, investors, or those looking to downsize. The development benefits from a secure communal entrance with security entry system, together with stair and lift access to all floors. Internally, the apartment comprises an entrance hallway leading to a bright open-plan lounge and kitchen area, creating an excellent space for both everyday living and entertaining. To the first floor is a charming mezzanine-style maisonette bedroom overlooking the living space, together with a well-appointed bathroom. Further benefits include an allocated parking space, adding to the convenience of this attractive home. Perfectly positioned in St. Thomas, the property enjoys easy access to Swansea city centre, local shops, cafés, parks, excellent transport links, and the picturesque Swansea waterfront, offering the perfect balance of city convenience and coastal living.

The Accommodation Comprises

Ground Floor

Communal Hall



Security entrance, staircase and lifts to access the other floors.

Third Floor

Hall 6'1" x 6'7" (1.85m x 2.00m)



Laminate flooring, storage cupboard with hot water tank, staircase to the first floor.

Kitchen Area 7'9" x 11'11" (2.35m x 3.62m)



Fitted with a range of wall and base units, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven and four ring electric hob with extractor hood over, laminate flooring, storage heater, open plan to the living area.



Open Plan Living 9'5" x 11'9" (2.88m x 3.58m)



Two double glazed window, laminated flooring, storage heater.

Landing 5'7" x 12'1" (1.71m x 3.68m)



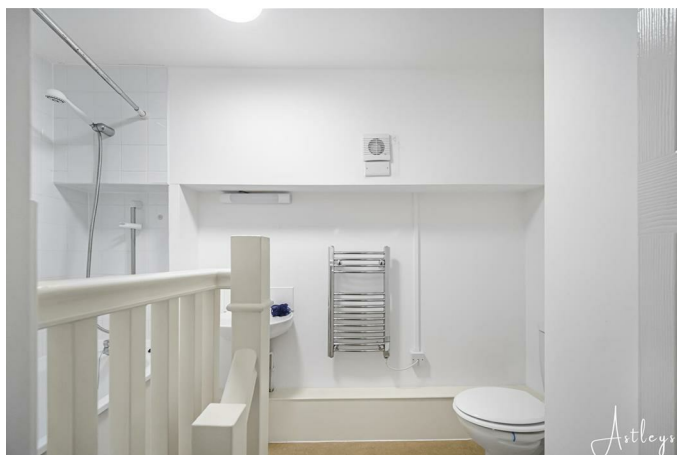
Door to the bathroom and bedroom.

Maisonette Bedroom 9'5" x 12'1" (2.87m x 3.68m)



Laminate flooring, storage heater.

Bathroom 5'3" x 9'6" (1.61m x 2.90m)



Three piece with comprising, bath with shower over and WC. Tiled splashbacks, heated towel rail.

Aerial Images



Agents Note

Tenure - Leasehold

Years Remaining - 106 years left

Ground Rent - £150.00

Service Charge - £2,600.00

Council Tax Band - B

Parking - Allocated parking in car park, space 22.

Services - Services - Mains electric. Mains sewerage.

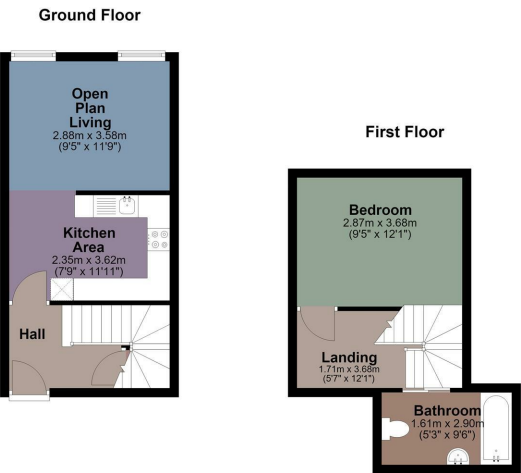
Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 224 Mbps

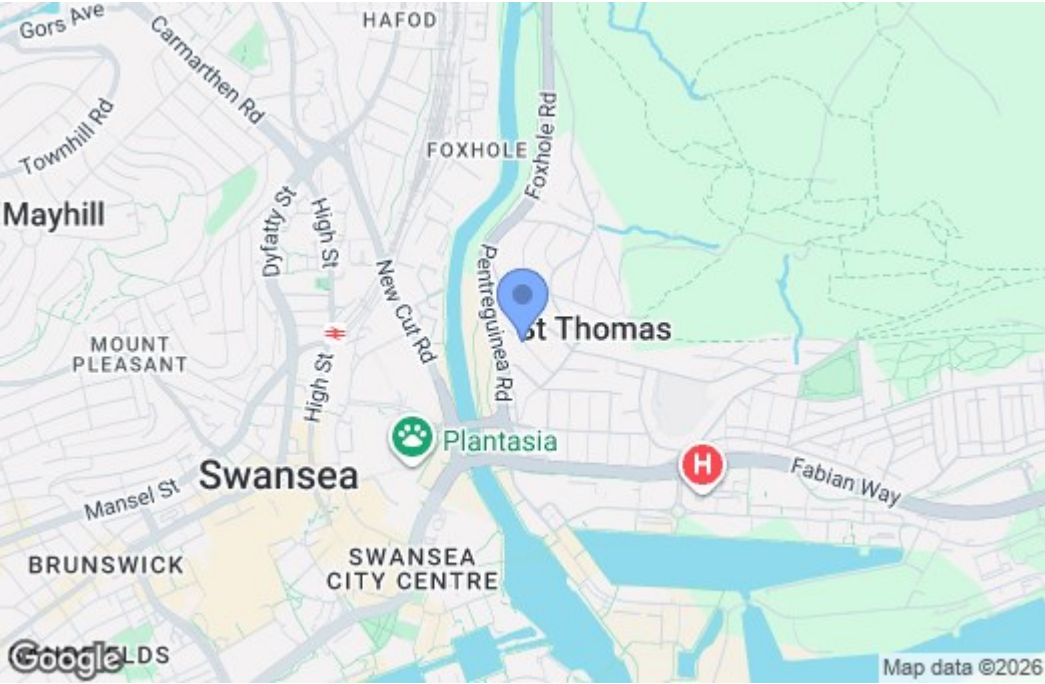
Ultrafast 18

Floor Plan

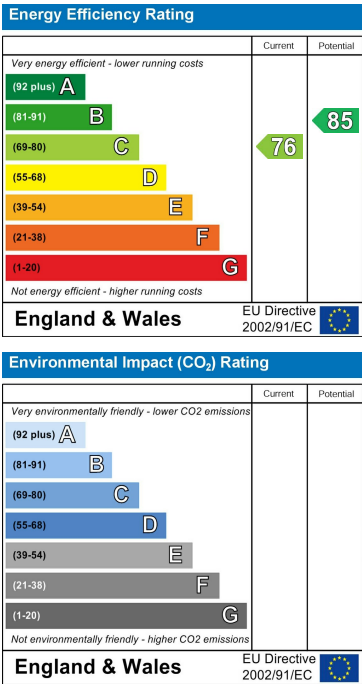


Total area: approx. 47.9 sq. metres (516.1 sq. feet)

Area Map



Energy Efficiency Graph



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