



Dawsons

estate agents



Britannia Apartments, Copper Quarter, Swansea, SA1 7FG

EASY ACCESS TO THE M4 MOTORWAY. Modern Fourth floor apartment, comprising: open-plan contemporary lounge/ fitted kitchen with sun balcony, bathroom and single bedroom to the ground floor. To the first floor there is a mezzanine style bedroom with en suite. Benefits include electric heating, majority uPVC double glazing and underground allocated parking space. Ideal first time buy or investment. Set in a convenient location close to the Morfa Retail Parc and Swansea City centre. No chain.

Asking Price £139,995



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COMMUNAL ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

FOURTH FLOOR

ENTRANCE

Enter via wooden door into:

HALLWAY

Storage cupboard, wall mounted electric heater, stairs to mezzanine level.

OPEN PLAN KITCHEN/LOUNGE 5.79m x 3.43m (19'0" x 11'3")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven and four ring electric hob, chimney style extractor fan over, washer/dryer, fridge and freezer, breakfast bar, wall mounted electric heater, uPVC double glazed patio door to front leading to balcony.

BEDROOM 1 3.59m x 1.84m (11'9" x 6'0")

UPVC double glazed window to front, storage cupboard, wall mounted electric heater.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, wall mounted wash hand basin with vanity unit under, splash back tiles, chrome wall mounted radiator.

MEZZANINE BEDROOM 5.48m x 3.74m (18'0" x 12'3")

UPVC double glazed window to front, two 'Velux' style windows to side, wooden door to rear, wall mounted electric heater, door into:

ENSUITE

Three piece suite comprising step in shower cubicle, low level w.c, wall mounted wash hand basin with vanity unit under, splash back tiles, chrome wall mounted radiator.

EXTERNAL

One allocated under cover parking space.

DIRECTIONS

From our City Centre showroom proceed down Mansel Street/Walter Road passing the Police Station on your left hand side. Bear left at the traffic lights onto Dyfatty Street and at the next traffic lights take the middle lane and continue straight ahead onto Neath Road. Pass through two mini-roundabouts and at the roundabout at the end turn right, passing the Stadium on your left hand side. Continue straight ahead at the first roundabout and turn left at the next one. At the traffic lights turn left and at the roundabout turn left into Copper Quarter. Follow the road around to your left and the apartment can be found in the second block on the right hand side.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

