

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



34 BELLE ISLE APARTMENTS, COPPER QUATER,
ASKING PRICE £160,000



RIVER VIEWS. Modern fourth floor duplex apartment comprising :open plan contemporary lounge/fitted kitchen/dining room. to the lower floor there are two bedrooms one with en-suite the other with a sun balcony and river views and family bathroom. benefits include electric heating, uPVC double glazing, one underground parking space plus one allocated parking space outside. Ideal first time buy or investment. set in a convenient location close to the Morfa Retail Park and Swansea City Centre and with good access to the M4 motorway. No chain. EPC-C.

ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

FOURTH FLOOR

ENTRANCE

Enter via wooden door into:

HALLWAY

Wall mounted intercom system, wall mounted electric heater, storage cupboard.

BEDROOM 1 2.88m x 2.23m (9'5" x 7'4")

UPVC double glazed patio doors to rear leading to sit down balcony with river views, electric storage heater.

BEDROOM 2 3.56m x 2.87m (11'8" x 9'5")

UPVC double glazed windows to rear with river views, fitted wardrobes, wall mounted electric heater.

EN - SUITE

Three-piece suite comprising shower cubicle, low-level WC, pedestal wash and basin, splash back tiles, wall mounted towel heater.



BATHROOM

Three-piece suite comprising panelled bath, low-level WC, pedestal wash and basin, splash back tiles, wall mounted towel heater.

FIFTH LEVEL

OPEN PLAN LOUNGE/DINING ROOM/ KITCHEN 8.05m x 5.07m (26'5" x 16'8")

UPVC double glazed window to rear with Juliet balcony and river views, two eaves storage and a large walk in storage cupboard, wall mounted electric storage heater, modern wall and base units with work surface over, built in oven, hob and extractor fan, stainless steal sink and drainer with mixer tapes, plumbed for washing machine, loft access.

EXTERNAL

Two allocated parking spaces one underground and on outside.

TENURE: Leasehold

Information to be confirmed.

COUNCIL TAX: D

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 646060

