



17 Naiad Road, Copper Quarter, Pentrechwyth SA1 7FB

£134,995

Modern Two Bed Apartment
Allocated Parking. Double-Glazing
Ideal FTB Or Investment
Popular Location Near Retail Park
Viewing Highly Recommended
EER: B83



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

A modern first floor apartment situated in the popular Copper Quarter development, which benefits from easy access to Morfa Retail Park, the Liberty Stadium, the M4 Motorway and Swansea City Centre. The apartment benefits from having allocated parking, double-glazing and electric heating. We would highly recommend viewing this property which we feel would be an ideal first time buy or investment. EER: B83

COMMUNAL HALLWAY

Stairs to all floors, door to apartment.

HALLWAY

Wall mounted intercom system, radiator, storage cupboard with plumbing for washing machine.

BATHROOM

7'7/5'0 x 5'5/3'1 (2.31m x 1.65m)

Three piece suite comprising panelled bath, low-level WC, pedestal wash hand basin, part-tiles walls, radiator.

BEDROOM 1

19'9/13'0 x 9'7/3'2 (6.02m x 2.92m)

Double glazed window to front, double glazed window to side, radiator, storage cupboard, door to:

EN-SUITE

6'9 x 4'9 (2.06m x 1.45m)

Three piece suite comprising step in shower cubicle, low level WC, pedestal wash and basin, chrome wall mounted radiator, splash back tiles, double glazed window to side.

BEDROOM 2

13'0 x 8'7 (3.96m x 2.62m)

Double glazed window to front, radiator.

OPEN PLAN KITCHEN/ LOUNGE/DINING ROOM

Max 18'8/10'7 x Max 18'8/12'1 (Max 5.69m x 5.69m)
Double glazed window to the rear and french doors to the front with Juliet balcony, vinyl flooring, range of modern wall and base units with worktops over, stainless steel sink and drainer unit, electric oven with four ring gas hob and extractor hood, Ideal combination boiler, radiator, Tv & telephone points.

EXTERNALLY

Single driveway leading to a garage

SERVICES

We are advised by the vendor that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Swansea office on Walter Road proceed down Mansel Street and filter left onto Dyfatty Street. At the traffic lights go straight through. At next lights go straight over and proceed onto Neath Road (B4603). Travel to roundabout and take the 2nd exit into Parc Morfa. Continue through the lights to roundabout and take the 3rd exit into Ffordd Donaldson. Follow the round about and turn right onto Phoebe Road where you take the second right onto Naiad Road and the property will be on your left