



Appt 7 Kings Road, Swansea, SA1 8AH  
Asking Price £143,950





Viewing comes highly recommended on this modern ground floor apartment. The property is presented to a high standard throughout and comprises: Long entrance hallway, family bathroom, master bedroom and lounge/kitchen/diner with french doors leading onto the balcony. The property has an intercom system with camera, electric storage heaters and its own dedicated parking space in the basement.

Property is entered via the main entrance situated on Kings Road.

#### ENTRANCE HALLWAY

Key entry system to the front. Intercom with camera and alarm. Electric heater. Cupboard housing a washing machine and hot water tank with an immersion heater.

#### FAMILY BATHROOM

Fitted with a low level W.C, extractor fan, wash hand basin and bath with shower over, electric towel airer.

#### MASTER BEDROOM

11'9" x 13'8" (3.59 x 4.17)

Double glazed window to rear. Electric room heater.

#### LOUNGE/KITCHEN/DINING ROOM

15'2" x 18'2" (4.63 x 5.54)

Double glazed windows and french doors to balcony. Kitchen is fitted with a range of wall and base units with matching work surface over. Inset one and a half bowl stainless steel sink and drainer with mixer taps over. Four ring electric cooker, stainless steel splashback and ex hood over. Under counter electric oven. Built in fridge/freezer and dishwasher.

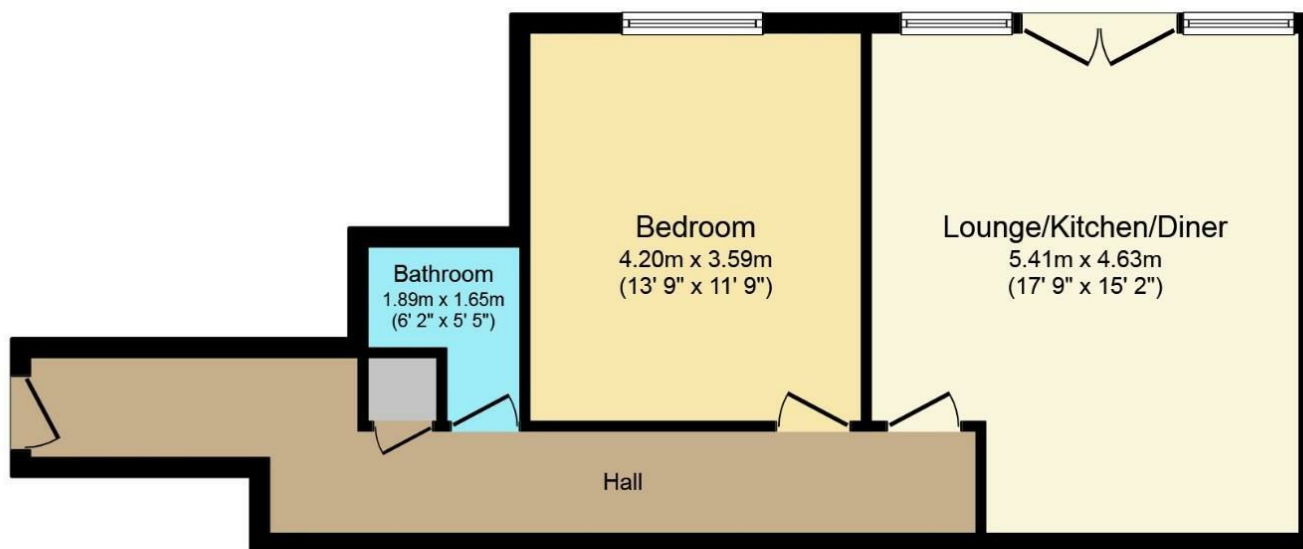
#### EXTERNAL







Allocated parking in the basement of the building, with steps leading up to the apartment on the ground floor.



## Floor Plan

Floor area 55.0 sq. m. (592 sq. ft.) approx

Total floor area 55.0 sq. m. (592 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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