



8 Orion Apartments, Copper Quarter, Swansea, SA1 7FX

We are delighted to offer for sale this immaculately and beautifully presented first floor apartment situated in the Copper Quarter, Swansea. Situated in Orion Apartments, this ideal first time buy, or investment purchase comprises of entrance hall, spacious lounge/dining/kitchen area, bedroom and bathroom. Further benefits include intercom entry system and uPVC double glazed windows. Externally the property offers an allocated parking space and a balcony offering beautiful views over the surrounding green and garden areas. This property is superbly located close to Swansea City Centre, Morfa Retail Park, Liberty Stadium and offers great transport links to M4 motorway. Viewing is highly recommended to really appreciate the condition and aspect this property has to offer. EPC-TBC.

Asking Price £95,000



COMMUNAL ENTRANCE

Enter via secure voice entry door system into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

FIRST FLOOR

ENTRANCE HALLWAY

Radiator, intercom entry system, door to storage/airing cupboard, doors to:

BATHROOM 2.18m x 1.70m (7'2" x 5'7")

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, splash back tiles, heated towel rail, extractor fan, vinyl flooring.

BEDROOM 4.04m x 2.87m (13'3" x 9'5")

UPVC double glazed window to rear, electric storage heater, door to built in wardrobe/storage cupboard.

OPEN PLAN KITCHEN/DINING ROOM/LOUNGE 5.47m x 2.85m (17'11" x 9'4")

Fitted with a matching base and eye level units with worktop space over, set in stainless steel sink with single drainer, electric ceramic hob with fitted pull out extractor hood over, built in electric oven, plumbing for washing machine, space for fridge/freezer, electric storage heater, vinyl wood effect flooring, uPVC double glazed window to side and uPVC double glazed sliding door to balcony.

BALCONY

Offering beautiful views over the surrounding green and garden areas.

EXTERNAL

One allocated parking space.

TENURE: Leasehold

Term 112 years from 01/04/2007. Ground Rent £200 Per Annum. Service Charge £1,100 Per Annum.

COUNCIL TAX: C

EPC RATING: TBC

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

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

