



## 29 Neptune Apartments, Copper Quarter, Swansea, SA1 7FL

\* Investment Buyers Only \*We are delighted to offer for sale this immaculately and beautifully presented duplex apartment situated in the Copper Quarter, Swansea. Situated in Neptune Apartments, this ideal investment purchase comprises of entrance hall, spacious lounge/kitchen area, bedroom and bathroom to the ground floor. To the first floor the property offers another bedroom with Ensuite shower facility with a additional access door. Further benefits include intercom entry system and uPVC double glazed windows. Externally the property offers an allocated parking space and a balcony offering views over the surrounding estate. The property is conveniently located close to the Liberty Stadium, Morfa Retail Park 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-D..

**Offers In The Region Of £135,000**



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## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Lift and stairs to all floors.

## **FOURTH FLOOR**

### **ENTRANCE HALLWAY**

Stairs to first floor, telephone entry system, door to:

### **BATHROOM 2.62m x 1.63m (8'7" x 5'4")**

Three piece suite comprising panelled bath with hand held shower, vanity wash hand basin and low level w.c, splash back tiles, heated towel rail.

### **BEDROOM 2 3.62m x 1.89m (11'11" x 6'2")**

UPVC double glazed window to rear, electric storage heater, storage cupboard.

### **LOUNGE/KITCHEN 5.66m x 2.72m (18'7" x 8'11")**

Fitted with modern wall and base units with complimentary work surfaces over, set in stainless steel sink with single drainer, four ring induction hob with built under electric oven and extractor hood over, plumbing for washing machine, vent for tumble dryer, space for fridge and freezer, electric storage heater, uPVC double glazed window to side, uPVC double glazed sliding door leading to:

### **BALCONY 2.62m x 1.53m (8'7" x 5'0")**

## **FIRST FLOOR**

### **BEDROOM 1 7.12m x 3.81m (23'4" x 12'6")**

UPVC double glazed window to rear, electric storage heater, door to:

### **EN-SUITE SHOWER ROOM**

Three piece suite comprising shower cubicle, wash hand basin and W.C, heated towel rail.

## **EXTERNAL**

Allocated parking space.

**TENURE:** Leasehold  
Lease information to be confirmed.

**COUNCIL TAX:** D

**EPC RATING:** D

**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.

