



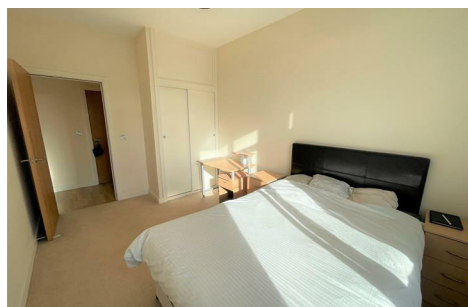
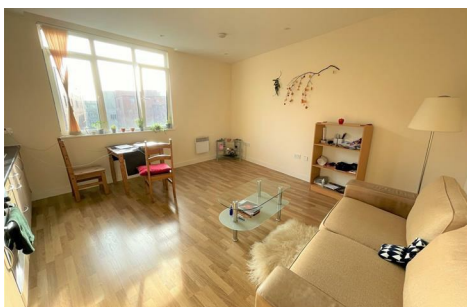
214 Pearl House

Princess Way, Swansea, SA1 5HF

Offers Over £85,000



We are delighted to offer this modern and very well presented apartment located in the heart of Swansea City Centre. This ideal first time buy or investment opportunity comprises of entrance hall, bathroom, Open plan modern kitchen, living and dining area and spacious double bedroom. The property further benefits from an intercom entry system and lift access to all floors. The property is conveniently located within Swansea Town and provides great access to Quadrant Shopping Centre, Swansea Beach, Swansea University and Singleton Hospital. Viewing is essential to appreciate the presentation of this beautiful apartment. EPC-B.



FULL DESCRIPTION

Entrance

Enter via communal door into:

Communal Hallway

Stairs and lift to all floors.

Entrance

Enter via wooden door into:

Hallway

Door to Storage cupboard.

Open plan Lounge/Kitchen/Dining Room

15'11" x 15'6" (4.84m x 4.73m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink, four ring electric hob with built under electric oven, built-in fridge/freezer, plumbing for, washing machine, electric storage heater, laminate flooring with ceiling spotlights, uPVC double glazed window to rear.

Bedroom 1

15'9" x 9'2" (4.81m x 2.80m)

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

Bathroom

6'5" x 7'8" (1.95m x 2.34m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and WC, heated towel rail, tiled flooring with ceiling spotlights.

Tenure

Leasehold.

Term 125 Years

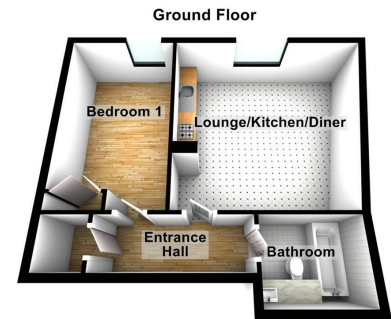
Service Charge: £1,381 P.A

Ground Rent : £200 P.A

AREA MAP



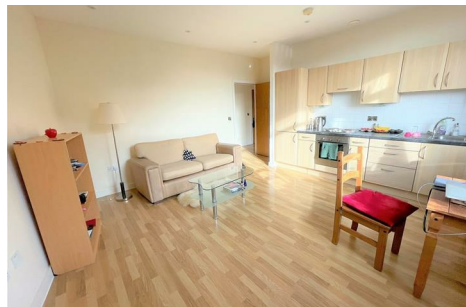
FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	88
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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