



## 31 St Thomas Lofts , Kilvey Terrace

St. Thomas, Swansea, SA1 8BG

**Asking Price £129,995**



We are delighted to offer for sale this unique opportunity to purchase this beautifully presented and spacious duplex apartment situated in St Thomas, Swansea. This modern contemporary and very stylish apartment comprises of entrance hall, open plan kitchen, living and dining area, shower room and a mezzanine bedroom. The property further offers intercom entry and internal lift system. Externally the property offers an allocated parking space. The property is superbly located very close to Swansea City Centre and offers good transport links to More Retail Park, SA1 Waterfront, M4 Motorway via Fabian Way and Swansea University's Bay Campus. EPC - TBC.





## FULL DESCRIPTION

### Entrance

Enter via communal door into:

### Communal Hallway

Stairs and lift to all floors.

### Fourth Floor

### Entrance

Enter via wooden door into:

### Entrance Hallway

6'8" x 10'2" (2.02m x 3.10m)

Stairs first floor, intercom system, door to:

### Open Plan Kitchen, Lounge, Dining Room

30'6" x 16'8" (9.30m x 5.08m)

Fitted with modern wall and base units with breakfast bar and solid wood work top over, ceramic Belfast sink with feature mixer tap, four ring electric hob with built under electric oven and modern extractor hood over, high gloss splash back tiles, integrated, fridge, freezer, dishwasher, washing machine and tumble dryer, electric storage heater, feature fire place with electric fire, laminate flooring, picturesque rustic arched window to rear.

### First Floor

### Landing

6'8" x 9'7" (2.02m x 2.93m)

Storage cupboard, door to:

### Bedroom

13'11" x 16'8" (4.24m x 5.09m)

Mezzanine bedroom over looking lounge area, decorative electric fireplace with feature surround, laminate flooring, Views over Swansea through the picturesque window.

### Shower Room

6'8" x 6'9" (2.02m x 2.06m)

Three piece vintage suite comprising shower, pedestal wash hand basin and WC, part tiled walls, heated towel rail.

### External

Allocated parking space.

### Tenure

Leasehold

Term 999 Years

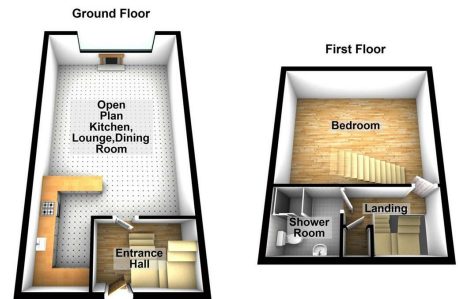
Ground Rent £160 P.A

Service Charge £1,420 P.A

## AREA MAP



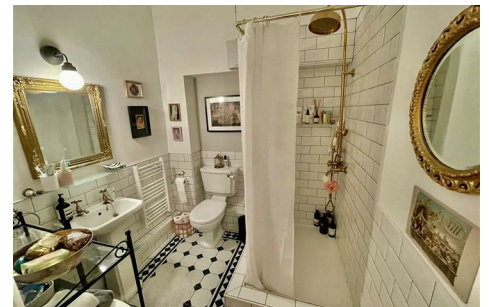
## FLOOR PLANS



## EPC

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

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