FOR SALE

£92,000 Leasehold



Phoebe Road, Pentrechwyth, Swansea, West Glamorgan SA1 7FH

- One Bedroom Apartment
- Open-plan Living Room / Kitchen Area
- Sit-out Balcony
- Electric Heating
- Second Floor with Lift Access
- Allocated Parking

Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Bay is delighted to offer for sale this, second floor, one bedroom apartment. Situated in the sought-after Copper Quarter, the property briefly comprises an entrance hallway leading to a stylish bathroom, double bedroom, and open-plan kitchen//living room with a sit-out balcony. Externally there is an allocated parking space. Ideally located for accessing the Morfa Retail Park with it's shops, supermarket, petrol station and Liberty Stadium. The property is a great prospect for a first time buyer and has a solid rental track record as a proven investment opportunity. Electric heating. Lift access. Viewing is highly recommended! Please refer to Ofcom checker for mobile signal and coverage. At time of publication: Leasehold: 125 years from 1st April 2007 (106 years remaining at time of publication). Service Charge: £1,227.06 p.a. (£613.53 paid six monthly). Ground Rent: £236.48 p.a. (£118.24 paid six monthly). Council Tax: Band C EPC: C. Tenant currently in-situ.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door. Wall mounted intercom.. Fitted carpet. Electric panel heater. Airing cupboard, housing water tank. Ceiling light fitting. Doors leading to bathroom, bedroom and living room/kitchen area.

Living Room / Kitchen Area
5.655m x 2.998m (18' 7" x 9' 10") [Measurements taken to furthest point of room to include kitchen area]
Open-plan living room into adjoining kitchen area. Living room with fitted carpet. Ceiling light fitting.. Electric panel heater. White uPVC surround double glazed sliding door onto sit-out balcony. Kitchen comprises a range of wall and base units, incorporating grey laminate work surface, stainless steel single bowl sink and drainer unit with mixer tap, electric oven and 4 ring hob with stainless extractor hood. Integrated fridge/freezer. Plumbed for washing machine. Vinyl flooring in kitchen area.

Bedroom
2.804m x 3.579m (9' 2" x 11' 9") [Measurements taken to furthest point of room]
Double-sized bedroom. Fitted carpet. Ceiling light fitting. White uPVC surround double glazed picture window. Electric Panel heater.

Bathroom
1.629m x 2.622m (5' 4" x 8' 7") [Measurements taken to furthest point of room]
Tile effect vinyl flooring. Ceiling light fitting. Fitted white three piece suite comprising low level WC with button flush, semi inset basin and storage cupboard and panel bath with mixer shower over. Fully tiled walls behind bath and partial tiling behind sink. Wall mounted heated towel radiator. Extractor fan. Shaver point.

External
Allocated Parking Space.

Tenure & Utilities (as of January 2026)
Service Charge: £1,227.06 p.a. (£613.53 paid six monthly)
Ground Rent: £236.48 p.a. (£118.24 paid six monthly)
Leasehold: 125 years from 1st April 2007 (106 years remaining)
Council Tax: Band C

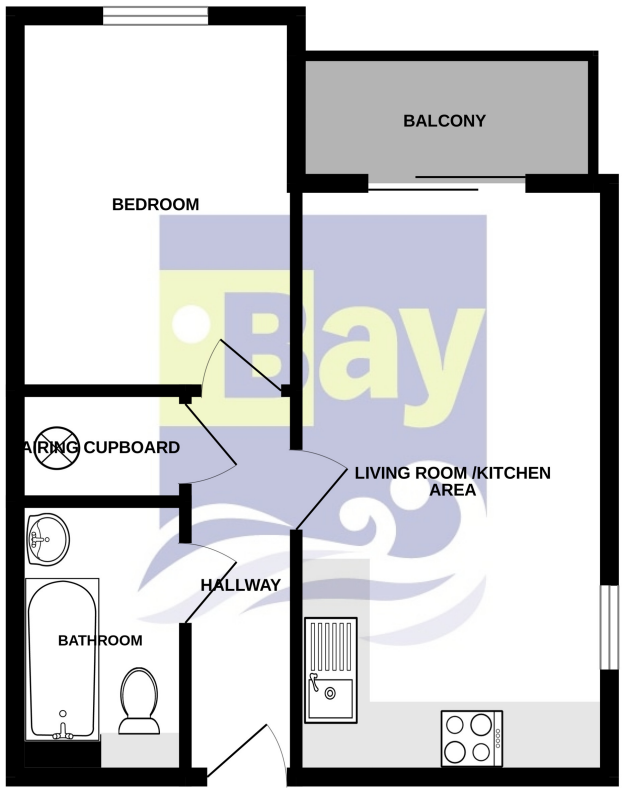
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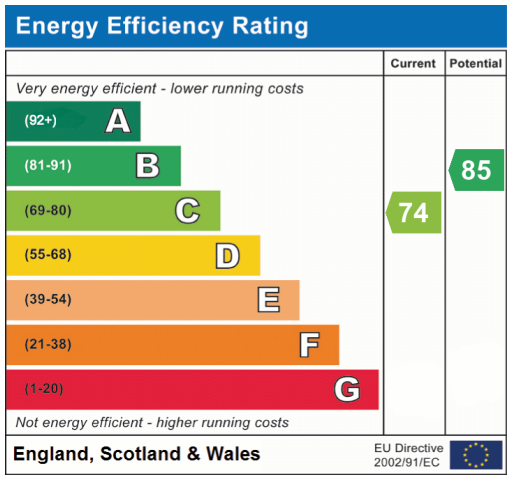


FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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