REDUCED

£49,999 Leasehold



Cambrian Place, Swansea, West GlamorganSA1 1RL

- Studio Apartment
- First Floor (no lift)
- Electric Heating
- Listed Building
- Opportunity for Investment

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PROPERTY DESCRIPTION

Bay is pleased to offer for sale this well-appointed studio. In close proximity to the city centre, the property offers good access to local bars, restaurants and amenities, the exciting SA1 development, Swansea Arena and convenient access to the M4 motorway. The property is set on the second floor and comprises hallway, shower room and living room area with adjoining kitchen. Virtual viewing video available. Tenant in-situ. Please note there is no allocated parking with this property. Permits may be obtained from the council for on street parking. Please refer to Ofcom checker for mobile signal and coverage. Electric heating. No lift. At time of publication: Service Charge: £1279.43 Half-yearly Ground Rent: £75 p.a. Leasehold: 125 years from 25.12.1993 (92 years remaining). Council Tax: Band B. EPC Rating: E.





ROOM DESCRIPTIONS

Hallway
Fitted carpet. Ceiling light fitting. Electricity consumer unit. Hardwood entrance door. Doors leading to:-

Living Room / Kitchen / Bedroom Area
4.981m x 3.598m (16' 4" x 11' 10") [Irregular shaped room. Measurements taken to furthest point of room]
Living room area with fitted carpet. Ceiling with recessed spotlights. Two single glazed sash windows to side, electric panel heater, TV, phone and aerial points. built-in wardrobe unit. Kitchen area with vinyl flooring and white splash-back wall tiling. Wall and base units incorporating white sink and drainer unit and integrated hob, oven and extractor hood.

Shower Room
1.818m x 2.348m (6' 0" x 7' 8") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling with recessed spotlights. Three piece suite comprising macerator WC, pedestal wash hand basin and shower cubicle with Galaxy electric shower. White splash-back wall tiling. Plumbed for washing machine.

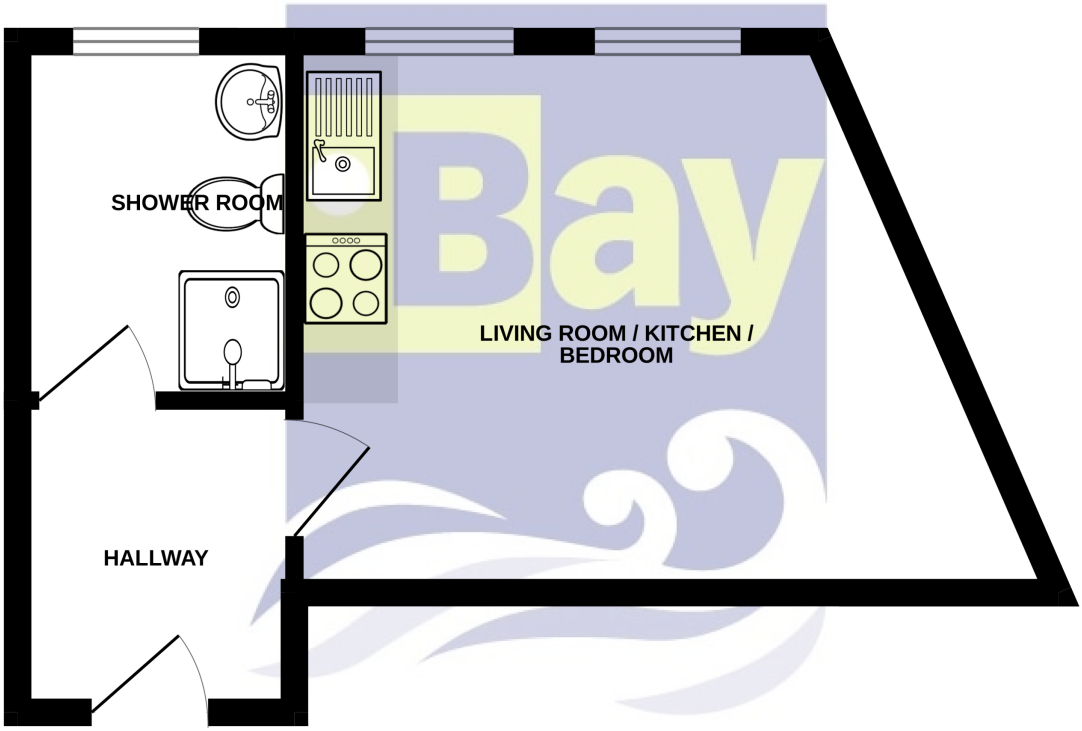
Tenure & Utilities (as of January 2026)
Service Charge: £1279.43 Half-yearly
Ground Rent: £75 p.a.
Leasehold: 125 years from 25.12.1993 (92 years remaining)
Council Tax: Band B

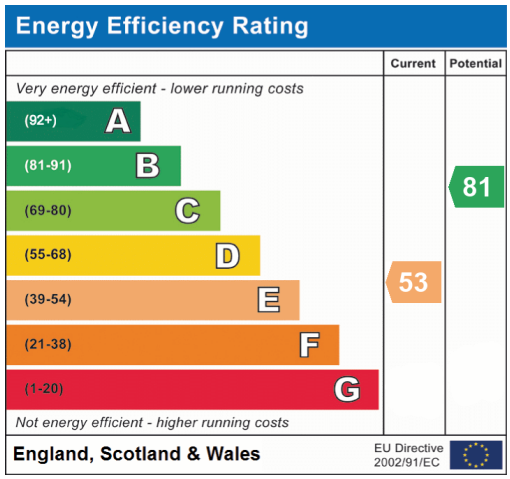
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC

GROUND FLOOR





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