FOR SALE

£125,000 Leasehold



New Cut Road, Swansea, West GlamorganSA1 2DL

- Well presented top floor apartment
- Two double bedrooms
- En suite to main bedroom
- Natural light to both bathrooms
- Gas central heating
- Allocated parking
- Ideal first-time purchase or investment opportunity
- Juliet balcony

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PROPERTY DESCRIPTION

We are delighted to present for sale this tastefully appointed two-bedroom top floor apartment, offering contemporary living in a highly convenient Swansea location. Well -presented throughout, the property combines stylish modern interiors with bright and airy accommodation, benefitting from windows in main rooms and bathrooms, which allow for an abundance of natural light throughout the apartment. The accommodation briefly comprises an inviting entrance hallway, a double-sized main bedroom with access to an en suite shower room, a well-proportioned living room with Juliet balcony and adjoining contemporary fitted kitchen complete with integrated appliances, a second double bedroom, and a modern family bathroom. Further benefits include gas central heating, double glazing and allocated parking, making the property ideal for first-time buyers, professionals, investors, or those seeking a low-maintenance city residence. The property is well positioned for access to Swansea City Centre, the SA1 waterfront development, and the M4 corridor. A wide range of supermarkets, local amenities, restaurants, leisure facilities, and attractions are all within reach. Public transport links provide convenient access to Swansea University, Swansea Bay seafront, The Mumbles, and surrounding areas. Viewing is highly recommended to fully appreciate the quality, and convenient location this superb apartment has to offer. At time of publication: Tenure: Leasehold: 111 years remaining (125 years from and including 1 August 2012). Service Charge: £1,885 p.a. Ground Rent: £250 p.a. Council Tax: Band C. EPC Rating: C. Virtual tour available!





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door. Hardwood effect laminate flooring. Two ceiling light fittings. Wall mounted intercom entry system. Radiator. Storage cupboard. Airing cupboard, housing water tank. Doors leading to both bedrooms and bathroom, entrance to living room/dining area.

Living Room / Dining Area
3.604m x 4.815m (11' 10" x 15' 10") [Measurements taken to furthest point of room]
Open-plan living and dining room. Hardwood effect herringbone laminate flooring. Two ceiling light fittings. Radiator. White UPVC surround double glazed floor-to-ceiling window to side with privacy glass and door to Juliet balcony to front. Archway leading to Kitchen.

Kitchen
2.499m x 2.501m (8' 2" x 8' 2") [Measurements taken to furthest point of room]
Hardwood effect herringbone laminate flooring. Ceiling light fitting. White UPVC surround double glazed window to side. A range of base, drawer and wall mounted units in white and incorporating granite effect laminate work surface. Inset bowl and a half stainless steel sink and drainer unit. Integrated electric oven, 4-ring gas hob, stainless steel splash guard and and extractor. Space for fridge/freezer. Plumbed for integrated washing machine. Extractor fan. Cabinet housing Ideal boiler.

Main Bedroom
3.131m x 3.987m (10' 3" x 13' 1") [Measurements taken to furthest point of room and into wardrobe space]
Fitted carpet. Radiator. Ceiling light fitting. White UPVC surround double glazed window to side. Fitted mirrored wardrobe. Door leading to:-

En suite
Vinyl flooring. Ceiling light fitting. Fitted white three piece suite comprising a low level WC, pedestal wash hand basin and shower enclosure with chrome wall mounted shower and glass door. Radiator. Partially tiled walls, fully tiled within shower enclosure.

Bedroom
2.653m x 2.222m (8' 8" x 7' 3") [Measurements taken to furthest point of room]
Fitted carpet. Radiator. Ceiling light fitting. White UPVC surround double glazed window.

Bathroom
2.644m x 1.643m (8' 8" x 5' 5") [Measurements taken to furthest point of room]
Tile effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window with privacy glass. Fitted white three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath. Radiator. Extractor. Partially tiled walls.

External
Allocated parking space at rear of the block.

Tenure & Utilities (as of May 2026)
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Service Charge: £1,885 p.a.
Ground Rent: £250 p.a.
Council Tax: Band C
EPC Rating: C

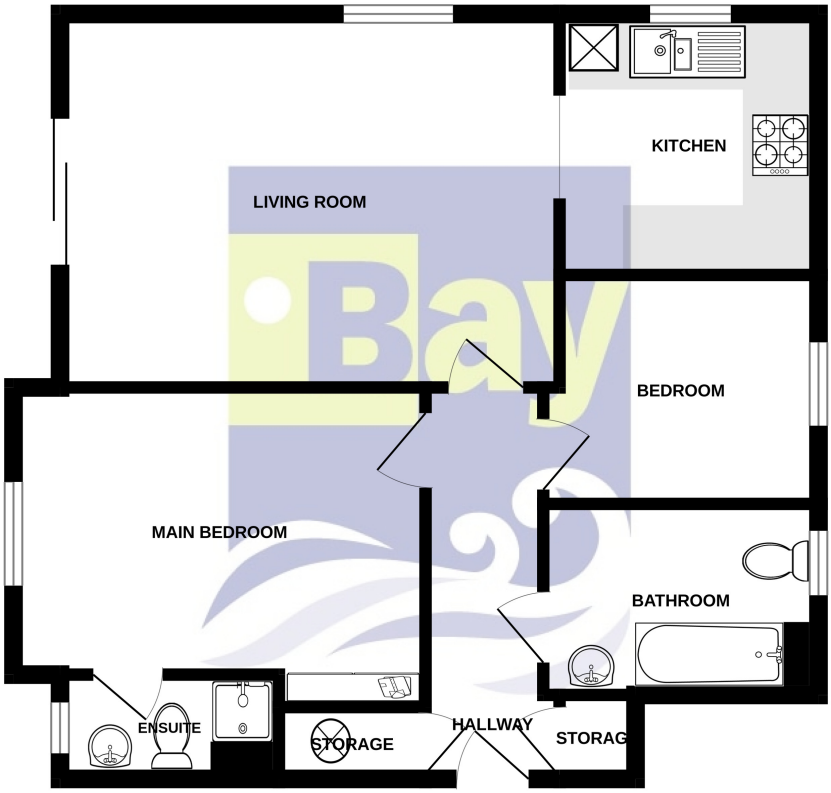
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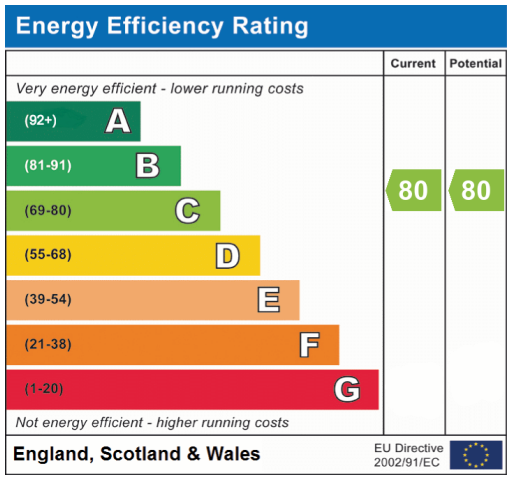


FLOORPLAN & EPC

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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