FOR SALE

£75,000 Leasehold



Pembroke Buildings, Cambrian Place, Swansea SA1 1RL

- One-bedroom first-floor apartment
- Located within a listed building
- Open-plan living and kitchen space
- Double bedroom with fitted wardrobe
- Shower Room
- Electric heating
- Highly convenient central location
- Close to Swansea's waterfront and leisure attractions

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

01792 645566
mail@bayestateagents.com

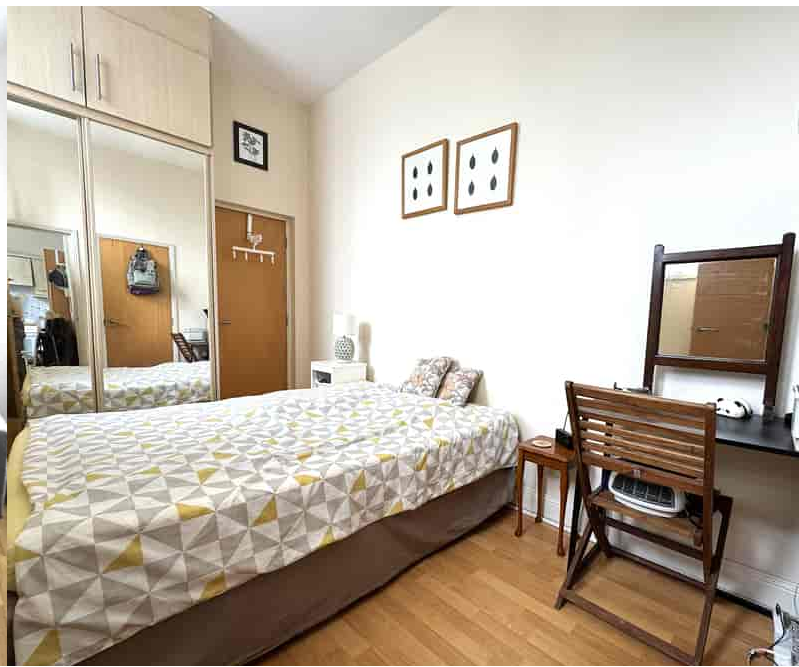




PROPERTY DESCRIPTION

Bay is delighted to offer to let this one-bedroom apartment, situated on the first floor (no lift) of Pembroke Buildings, a characterful listed building in the heart of Swansea. Offering a convenient city-centre location and well-proportioned accommodation, this apartment is ideally suited to a professional looking for comfortable and accessible city living. The property briefly comprises an entrance hallway, an open-plan living room and kitchen area, double bedroom with fitted wardrobe, shower room, and separate WC. Electric heating. Well located for the city centre, bars, restaurants, Copr Bay, Swansea Arena, and supermarkets. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Street parking is available to the front (please refer to Swansea City Council regarding permit purchase). At time of publication: Leasehold: 125 years from 25 December 2000 (99 years remaining). Council Tax: Band C. Ground Rent: £75 p.a. Service Charge: £3,810 p.a. EPC Rating - E.





ROOM DESCRIPTIONS

Entrance Hall
Hardwood entrance door. Ceiling light fitting. Hardwood effect laminate flooring.

Living Room / Kitchen Area
3.508m x 4.770m (11' 6" x 15' 8") [Measurements taken to furthest point of room to include entrance hallway]
Open-plan. Hardwood effect laminate flooring. Four ceiling light fittings. Wall mounted electric heater. Built-in storage cupboard above entrance hallway. Sash windows overlooking inner courtyard. Kitchen with a range of wall and base units incorporating sink and drainer unit. Integrated electric oven and four--ring ceramic hob. Splash-back wall tiling in white. Plumbed for washing machine. Space for fridge/freezer.

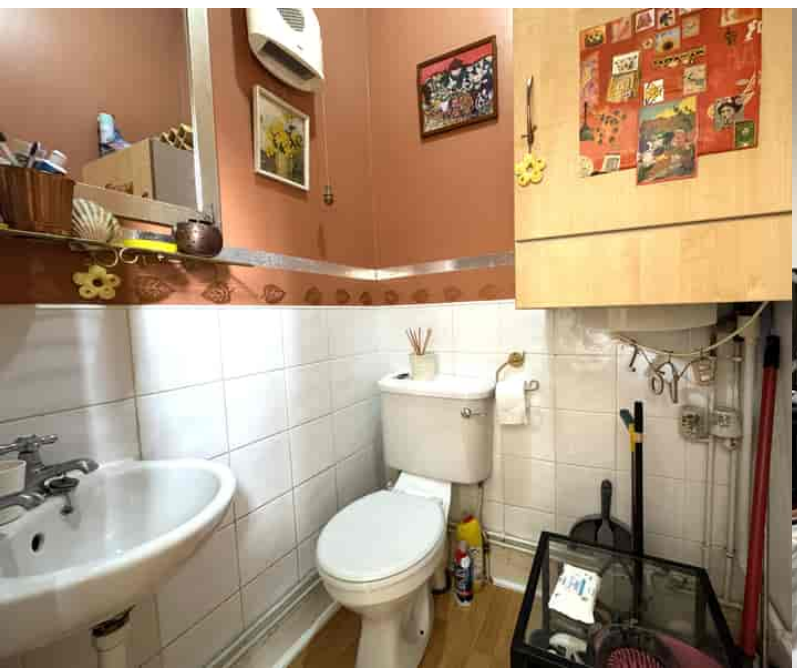
Bedroom
3.775m x 2.161m (12' 5" x 7' 1") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Two sash windows overlooking inner courtyard. Wall mounted electric heater. Power points. Ceiling light fitting. Built-in wardrobe unit. Doors to WC and separate shower room.

Shower Room
1.214m x 1.450m (4' 0" x 4' 9") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. Sash window overlooking inner courtyard. Shower enclosure. Partial splash-back wall tiling. Space for storage shelving.

WC
1.224m x 1.166m (4' 0" x 3' 10") [Measurements taken to furthest point of room]
Vinyl flooring. Wall mounted corner wash hand basin. Low level WC. Ceiling light fitting. Partial splash-back wall tiling. Fitted cabinet, housing boiler.

Tenure & Utilities (as of September 2026)
Leasehold: 125 years from 25 December 2000 (99 years remaining)
Council Tax: Band C
Ground Rent: £75 p.a.
Service Charge: £3,810 p.a.
EPC Rating - E

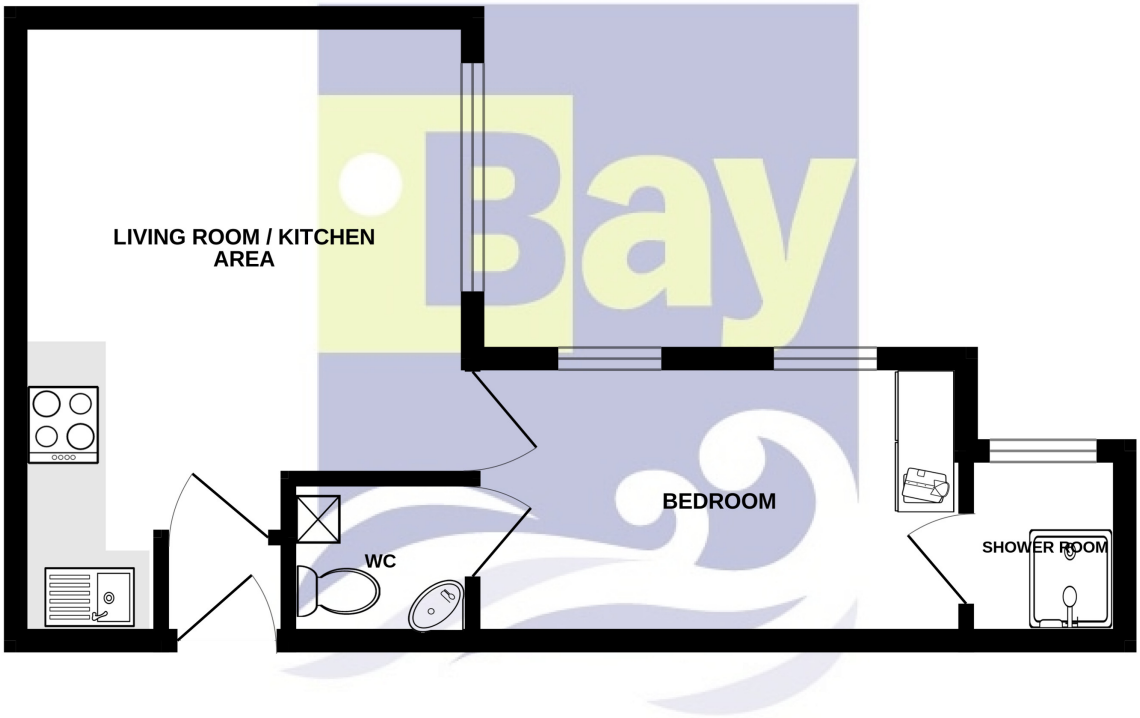
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes 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.



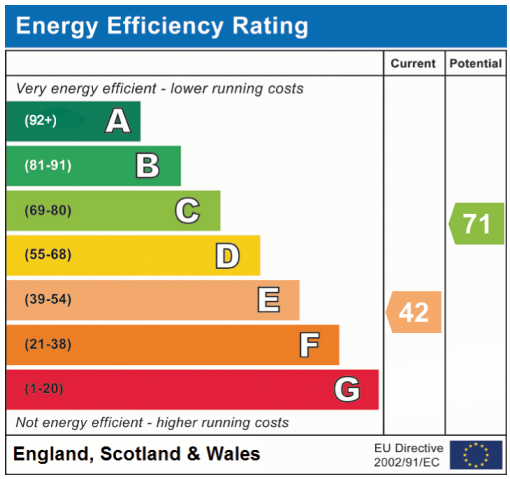


FLOORPLAN & EPC

GROUND FLOOR



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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Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com