FOR SALE

£184,950 Leasehold



South Quay, Kings Road, Swansea, West Glamorgan SA1 8AL

- Beautifully presented two bedroom apartment
- Finished to a high standard
- Ninth floor location in corner position with lift access
- Two sit-out balconies
- Prince of Wales Dock views
- Open-plan living room and kitchen in contemporary design
- Bathroom and En suite shower room
- Allocated, under-block garage parking
- Lift access & on-site concierge
- Electric heating

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 beautifully presented, executive-style apartment, situated on the ninth floor of the highly sought-after South Quay development in Swansea's SA1 Waterfront. The property enjoys an elevated position with impressive views across the Prince of Wales and has been finished to a high standard, offerings stylish, contemporary accommodation ideally suited to owner-occupiers and investors alike. The accommodation comprises an entrance hallway with storage cupboard, housing tank and plumbed for washing machine, a modern fitted kitchen with integrated appliances, seamlessly opening into a living room with space for dining. French doors lead onto a private sit-out balcony, providing the perfect setting to relax and take in the waterside surroundings. There are two double bedrooms, the principal bedroom with en-suite shower room and a sit-out balcony overlooking the dock. A separate family bathroom completes the accommodation. Further benefits include allocated under block garage parking, an intercom entry system and a proven rental history, making this an attractive investment opportunity as well as an exceptional home. Well located for Swansea Marina, local bars, restaurants, a supermarket and Swansea University's Bay Campus, the property also offers excellent links to Swansea City Centre and the M4 corridor. Viewing is highly recommended to fully appreciate the location, views and quality of accommodation on offer.

Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. At time of publication: Leasehold: 150 years from 1 January 2005 (128 years remaining). Annual Service Charge: £3,321.68. Ground Rent: £150 p.a. Council Tax Band: E. EPC Rating: C. Tenant currently in-situ.





ROOM DESCRIPTIONS

Hallway
Sand coloured fitted carpet. Hardwood entrance door. Door to airing cupboard, housing tank and plumbed for washing machine. Wall mounted security intercom. Recessed ceiling spotlights.

Living Room Area
5.591m x 5.064m (18' 4" x 16' 7") [Measurements taken to furthest point of room to include kitchen]
L-shaped living room area with hardwood effect laminate flooring into adjoining kitchen area. Aluminium framed double glazed doors leading to sit-out balcony with views over Prince of Wales Dock. Aluminium framed double glazed window to side. Panel heater. Recessed ceiling spotlights.

Kitchen Area
Hardwood effect laminate flooring. A range of wall and base units in gloss white, incorporating grey laminate work surface and integrated 4-ring hob, oven, stainless steel extractor hood and splash-back. Sink and drainer unit. Integrated dishwasher and fridge/freezer. Partial splash-back wall tiling. Recessed ceiling spotlights.

Bedroom 1
5.526m x 3.095m (18' 2" x 10' 2") [Measurements taken to furthest point of room]
Sand coloured fitted carpet. Aluminium framed double glazed doors to sit-out balcony with views over Prince of Wales Dock. Recessed ceiling spotlights. Panel heater. Door to en suite shower room.

En suite Shower Room
2.199m x 1.070m (7' 3" x 3' 6") [Measurements taken to furthest point of room]
Tiled flooring and partial splash-back wall tiling, fully tiled within shower enclosure. Shower cubicle, pedestal wash hand basin and low level WC. Wall mounted mirror. Heated towel rail. Recessed ceiling spotlights.

Bedroom 2
3.625m x 4.291m (11' 11" x 14' 1") [Approx. measurements taken to furthest point of room, irregular shaped room]
Fitted carpet. Recessed ceiling spotlights. Aluminium framed double glazed window with views over Prince of Wales Dock. Panel heater.

Bathroom
2.161m x 2.186m (7' 1" x 7' 2") [Measurements taken to furthest point of room]
Tiled flooring and beige partial splash-back wall tiling, fully tiled behind bath. Wall mounted mirror. Three piece suite comprising bath with shower and glass screen, pedestal wash hand basin and low level WC. Extractor fan. Recessed ceiling spotlights. Heated towel rail.

External
Under block allocated garage parking.

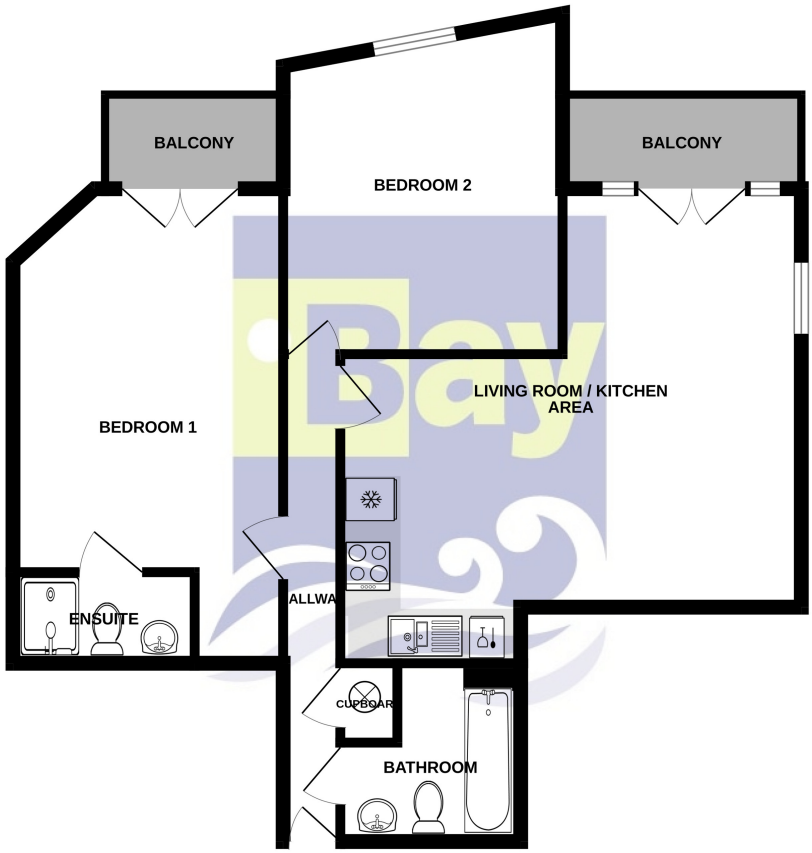
Tenure & Utilities (as of October 2026)
Leasehold: 150 years from 1 January 2005 (128 years remaining)
Annual Service Charge: £3,321.68
Ground Rent: £150 p.a.
Council Tax Band: E

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.

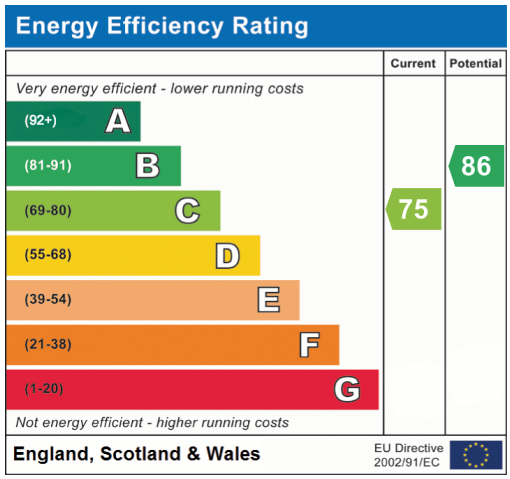




FLOORPLAN & EPC



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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