FOR SALE

£165,000 Leasehold



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

- Competitively priced for a quick sale
- Two-bedroom waterfront apartment
- Fifth-floor corner position within the second South Quay tower
- Partial sea, Marina and River Tawe views
- Two sit-out balconies
- En-suite shower room and family bathroom
- Allocated under-block garage parking
- Lift access and on-site concierge

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PROPERTY DESCRIPTION

Occupying a fifth-floor corner position within the second tower of the South Quay development, this well-presented two-bedroom apartment enjoys a bright and spacious layout together with attractive views across Swansea Marina, the River Tawe and towards Swansea Bay. Competitively priced to achieve a quick sale, this property represents an excellent opportunity to acquire a stylish waterfront home within one of Swansea Marina's most sought-after developments. The accommodation briefly comprises an open-plan living room and kitchen area with direct access to a south-facing sit-out balcony. The apartment further benefits from two double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. A quality furniture package is available by separate negotiation, featuring a range of attractive furnishings and well-appointed kitchen appliances. Residents benefit from lift access, a concierge service and the convenience of allocated under-block garage parking. South Quay is ideally situated within walking distance of Swansea Marina's popular restaurants, bars, cafés and supermarkets, whilst also offering easy access to Swansea city centre, the mainline railway station and the M4 motorway, making it an excellent choice for both owner-occupiers and commuters. The sweeping promenade and beaches of Swansea Bay are also within easy reach, providing opportunities for coastal walks, cycling and a variety of leisure activities.A virtual tour is available for prospective purchasers. Electric heating.

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: £3,356. Ground Rent: £150 p.a. Council Tax Band: E. EPC Rating: C. 71 sq. metres (764 sq. ft. approximately).





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. Doors leading to:-

Living Room Area
4.970m x 5.653m (16' 4" x 18' 7") [Measurements taken to furthest point of room to include kitchen and dining area]
L-shaped living room area with hardwood effect laminate flooring into adjoining kitchen area. Aluminium framed double glazed doors leading to feature decked balcony with views of the Marina, River Tawe and partial sea views towards Swansea Bay. 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. Power points. Recessed ceiling spotlights.

Bedroom 1
3.591m x 5.324m (11' 9" x 17' 6") [Measurements taken to furthest point of room. Irregular shape]
Sand coloured fitted carpet. Aluminium framed double glazed doors to sit-out balcony with partial sea views. Recessed ceiling spotlights. Power points. Panel heater. Door to en suite shower room.

En suite
2.248m x 1.135m (7' 5" x 3' 9") [Measurements taken to furthest point of room]
Tiled flooring and splash-back wall tiling. Shower cubicle, pedestal wash hand basin and low level WC. Wall mounted mirror. Heated towel rail. Recessed ceiling spotlights.

Bedroom 2
3.738m x 2.983m (12' 3" x 9' 9") [Approx. measurements taken to furthest point of room. Irregular shape]
Fitted carpet. Recessed ceiling spotlights. Aluminium framed double glazed window with south-facing views. Power points. Panel heater.

Bathroom
[Measurements taken to furthest point of room]
Tiled flooring and marble effect wall panelling. 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: £3,356
Ground Rent: £150 p.a.
Council Tax Band: E
71 Sq. Metres.
No holiday letting permitted
Some pets may not be allowed.

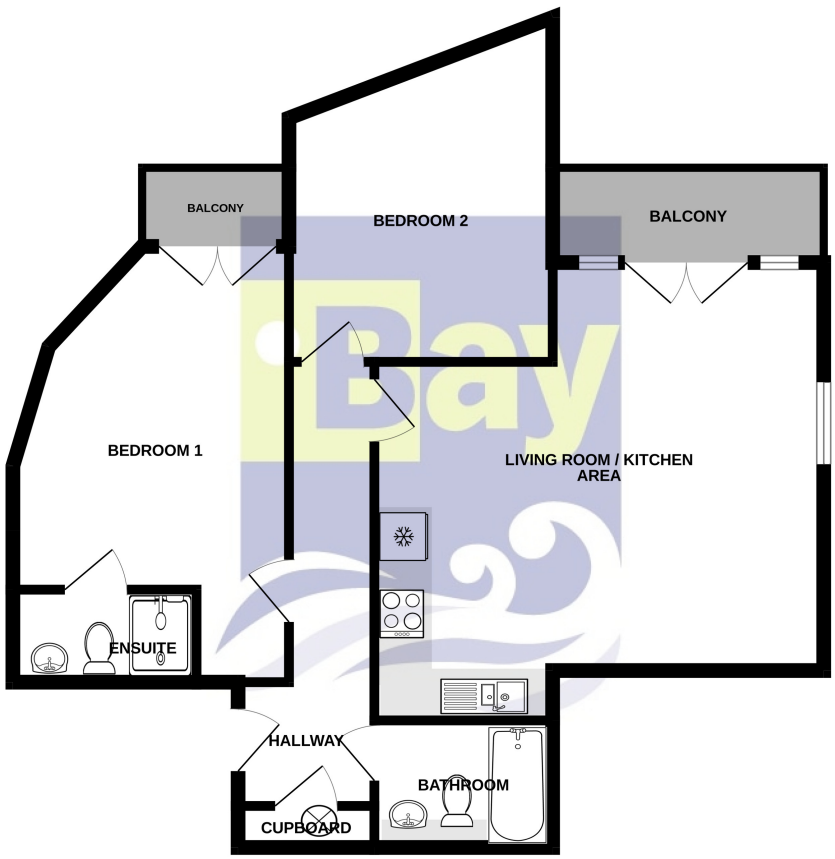
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes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



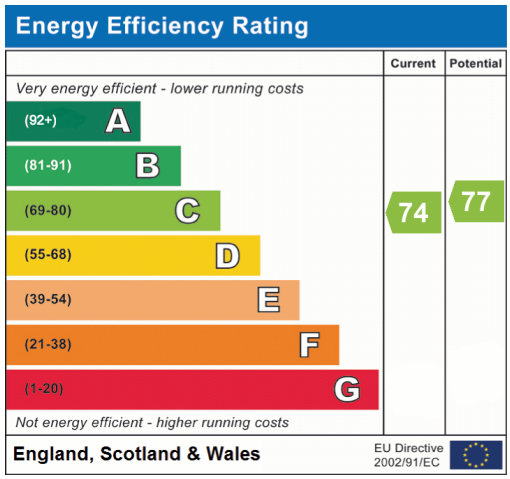


FLOORPLAN & EPC

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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