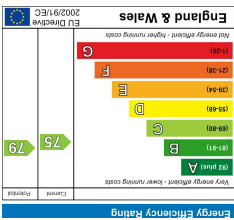




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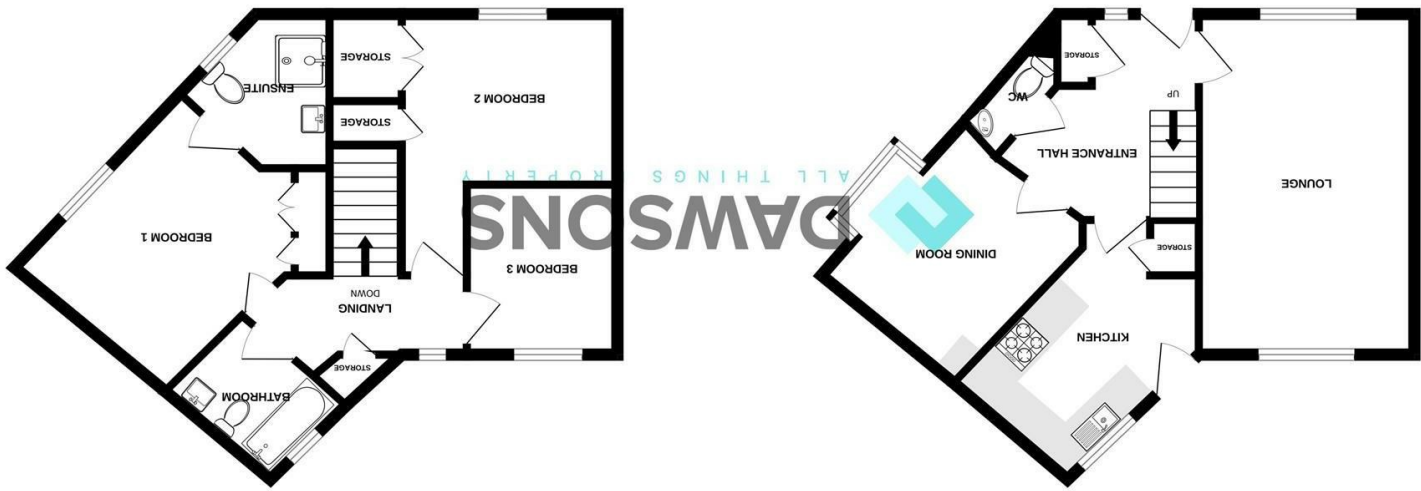
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EPC



AREA MAP



1ST FLOOR

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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FLOOR PLAN



18 Phoebe Road
Copper Quarter, Pentrechwyth, Swansea, SA1 7FF
Offers Over £180,000



GENERAL INFORMATION

Situated within the popular Copper Quarter, this unique end terrace property offers a particularly attractive and versatile layout, making it an excellent choice for first-time buyers and growing families alike.

Positioned within a quieter part of the development, the property benefits from a more peaceful setting while still being conveniently located for the excellent range of amenities and facilities the area has to offer.

Internally, the property provides generously proportioned accommodation throughout, with plenty of space for modern family living. The layout offers excellent versatility, complemented by two bathrooms, including the added luxury of an en-suite shower room to the principal bedroom.

A further standout feature is the additional private parking, providing valuable convenience and adding to the property's overall appeal.

With its distinctive layout, generous room sizes, two bathrooms, en-suite facilities and parking, this is a fantastic opportunity to acquire a home that offers something a little different from the usual Copper Quarter property.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Lounge
16'4" x 10'4" (5.00m x 3.17m)

Dining Room
12'6" x 12'6" (3.83m x 3.83m)

Kitchen
12'6" x 11'9" (3.82m x 3.60m)

First Floor

Landing



Bedroom 1
14'4" x 13'5" (4.38m x 4.11m)

En-Suite Shower Room

Bedroom 2
12'7" x 10'4" (3.84m x 3.17m)

Bedroom 3
8'2" x 7'3" (2.50m x 2.21m)

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Parking
Two Allocated Parking Spaces

Tenure - Leasehold
Term 125 Years with 106 years remaining
Ground Rent: £388 per annum (£194 paid every 6 months)

Council Tax Band - D

EPC-C

Services
Mains: Gas & Electric
Mains: Sewerage

Water: Metered

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

