



42 Bellerphon Court, Copper Quarter, Pentrechwyth, Swansea, SA1 7FS

£130,000

Situated within the popular Copper Quarter development, this well-presented two bedroom ground floor apartment offers comfortable and convenient living, making it an ideal purchase for first-time buyers, downsizers or investors. The property is approached via a communal entrance with a secure entry system, leading into the apartment where you will find a spacious lounge/dining room. The lounge also benefits from access to a private sit-out patio, which is additionally accessible from the main bedroom, creating a lovely outdoor area to enjoy. The accommodation further comprises two bedrooms, a modern bathroom and a fitted kitchen. Externally, the property benefits from an allocated parking space, adding further convenience. The location is a particular highlight, with the Copper Quarter offering a popular residential setting close to a range of everyday amenities, shops, cafés and leisure facilities as well as Swansea Football stadium. There are excellent transport links nearby, providing easy access to Swansea city centre, the Marina, SA1 Waterfront and Swansea Enterprise Park, while the M4 motorway is also readily accessible, making this an ideal base for commuters. The area is also well placed for access to local schools, Swansea University and the wider Swansea Bay area. This is an excellent opportunity to acquire a ground floor apartment in a popular and convenient location, with the added benefits of allocated parking and private outdoor space. Viewing is highly recommended to fully appreciate the accommodation and location on offer.

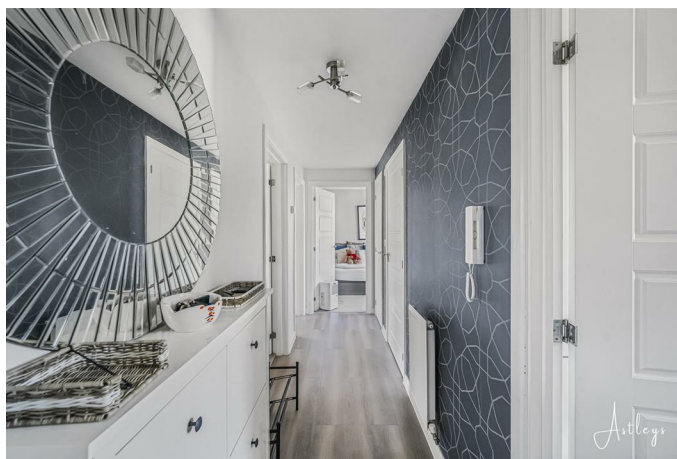
The Accommodation Comprises

Ground Floor

Communal Hallway

Security entry system.

Hall 3'7" x 18'6" (1.09m x 5.65m)



Entrance door, storage cupboard, radiator, intercom system, vinyl flooring, doors to the two bedrooms, living room, kitchen, bathroom.

Kitchen 6'2" x 9'7" (1.87m x 2.93m)

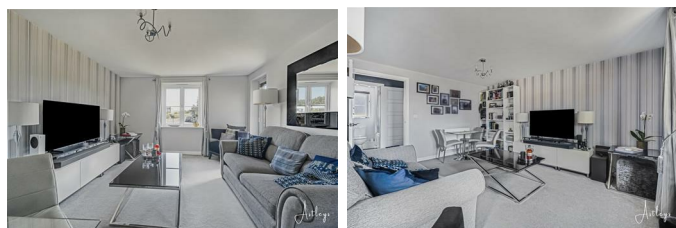


Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, built-in fridge/freezer, plumbing for washing machine, built-in electric oven and four ring gas hob with extractor hood over, radiator, double glazed window.

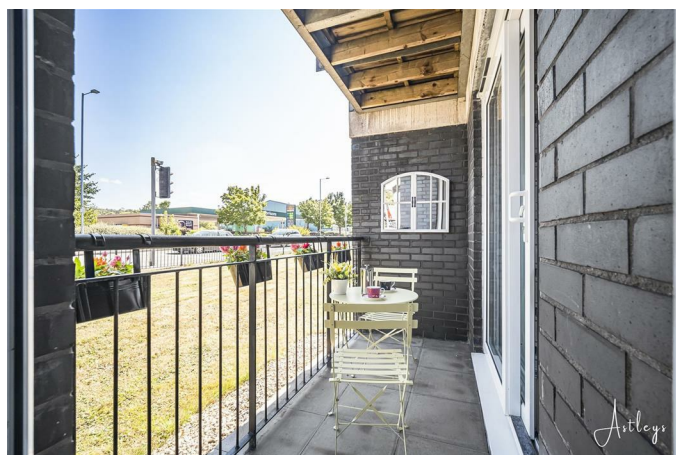
Lounge/Dining Room 14'9" x 11'11" (4.50m x 3.64m)



The lounge is a bright and welcoming living space, featuring a double glazed window allowing plenty of natural light, a radiator and a double glazed door providing direct access to the sit-out patio area.



Balcony



Bedroom 1 10'6" x 10'1" (3.19m x 3.08m)



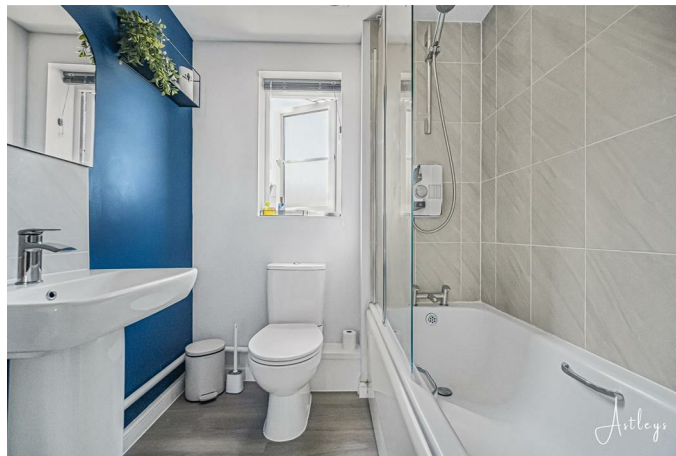
Double glazed patio doors to the sit out patio, radiator.

Bedroom 2 10'0" x 6'7" (3.06m x 2.00m)



Double glazed window, radiator.

Bathroom 6'3" x 6'0" (1.90m x 1.83m)



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled splashbacks, radiator, frosted double glazed window.

Agents Note

Tenure - Leasehold

Lease Term 125 years - Lease Term Remaining 105 years

Ground Rent - £310.00 a year

Service Charge - £1,800 a year

Parking - Allocated parking T35

Services - Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

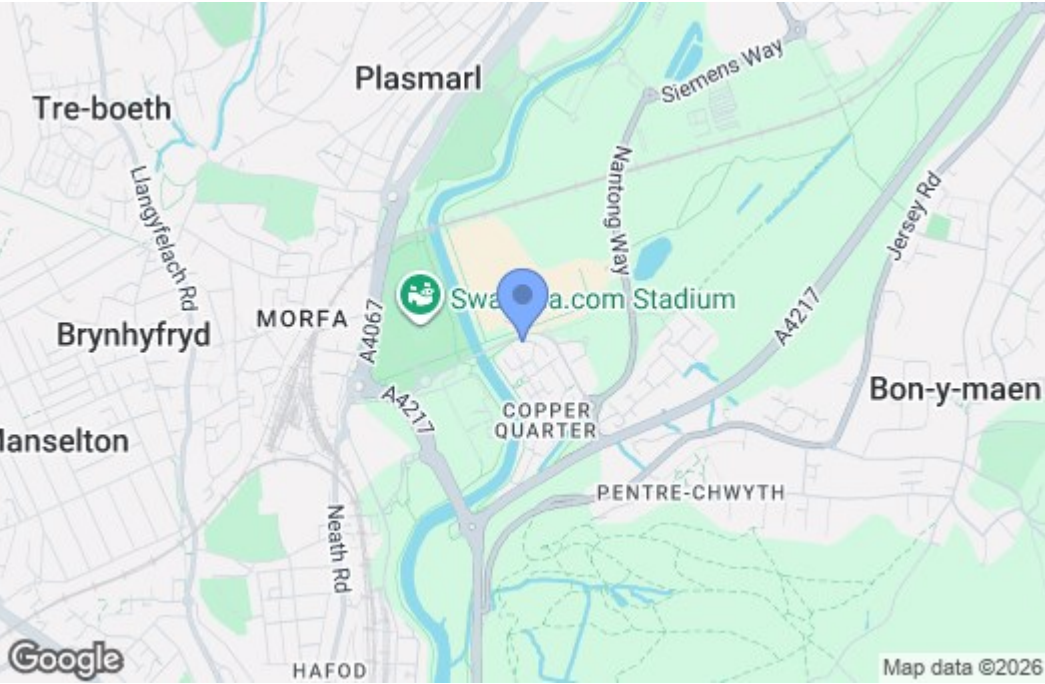
Broadband -Basic 4 Mbps Superfast 72 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

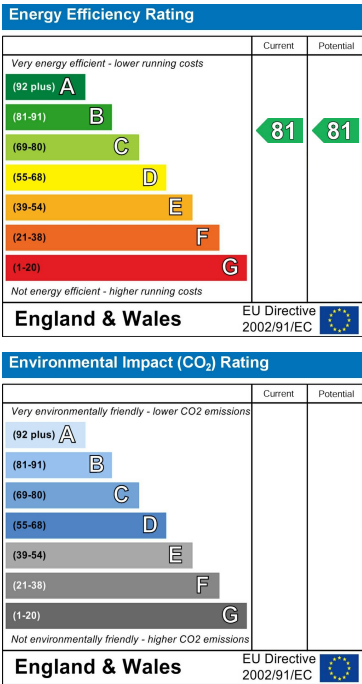
Floor Plan



Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.