



## Royal Sovereign

Offers over £130,000

- 2 Bedrooms
- Modern Throughout
- Close To Amenities
- No Ongoing Chain
- Parking
- EPC Rating: D



 2  1  1





## About the property

An immaculately presented 2 bedroom duplex apartment offered for sale with no ongoing chain. Situated in Pentrechwyth a convenient location for its access to local retail parks, Swansea City Centre and the M4 corridor. The accommodation briefly comprises; communal entrance with intercom, lift and stair case to 4th floor, entrance hall, open plan lounge/ dining and kitchen space, bathroom, bedroom and stair case to master bedroom with en-suite. To the outside there is a decked balcony seating area. The property further benefits allocated parking. This is an ideal first time, down size or investor opportunity. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

## Accommodation

### Communal Entrance

tile flooring, intercom, lift and stair case to 4th floor.

### Entrance Hall

door to enter, oak flooring, intercom, stair case with fitted carpet to master bedroom, door to living space, door to bedroom, door to bathroom and door to airing cupboard where water tank is housed.

### Living Space

18' 6" x 9' 7" ( 5.64m x 2.92m ) open plan lounge, dining and kitchen space with a window to the side, sliding door with window to balcony, oak flooring in lounge area, vinyl flooring in dining area, fitted with a matching range of eye and base units with work top over, integrated oven, hob and hood, inset stainless steel sink with mixer tap, integrated fridge freezer and space for washing machine.

### Bedroom 2

11' 11" x 6' ( 3.63m x 1.83m ) window, fitted carpet and door to storage.

### Bathroom

laminated flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.



### **Master Bedroom**

18' max x 12' 2" max ( 5.49m max x 3.71m max )window, 2 sky light windows, fitted carpet, door to hall with door to access 5th floor and door to en-suite.

### **En-Suite**

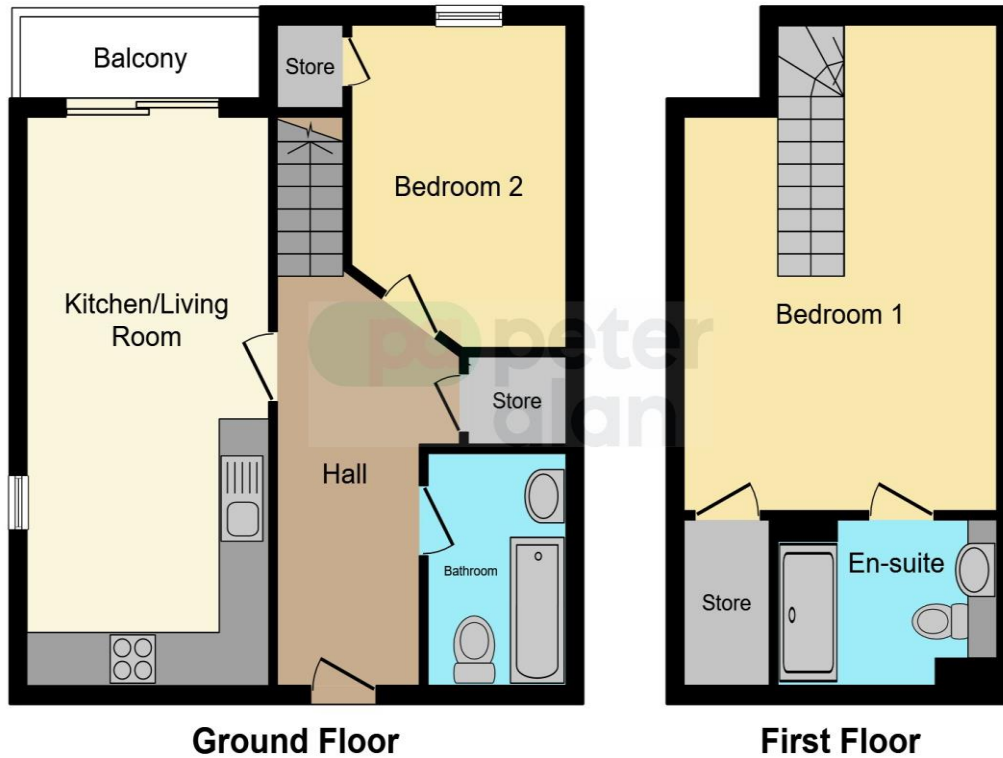
vinyl flooring, part tile walls, shower unit, wash hand basin with mixer tap and w.c.

### **Outside**

allocated parking space and a decked balcony seating area.



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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