



Apartment 34 Salubrious Passage, Swansea

£110,000

- Upper Floor Two Bedroom Apartment
- Bright and Spacious
- Balcony with Views over Swansea
- Well-Presented in Good Condition
- EPC Rating: C



 2  1  1

 **peter
alan**

01792 641481
swansea@peteralan.co.uk



About the property

Situated on the upper floor, this spacious two-bedroom flat offers a well-balanced living space ideal for professionals, couples, or small families. The property comprises a bright and welcoming lounge, a separate fitted kitchen, two good-sized bedrooms, and a family bathroom.

The interior is maintained to a good standard throughout, offering a clean and comfortable feel that sits nicely between modern and traditional-providing practicality without feeling dated.

A standout feature is the private balcony, which enjoys pleasant views over Swansea, creating the perfect spot to relax or unwind. This property would benefit first-time buyers, investors or professionals looking to purchase near the City Centre with close proximity to all the centre's local amenities and transport links.

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.

Accommodation

Lounge

19' 3" x 9' 9" (5.87m x 2.97m)

Kitchen

11' x 7' 11" (3.35m x 2.41m)

Dining Room

17' 10" x 8' 11" (5.44m x 2.72m)

Bedroom

11' 11" x 7' 5" (3.63m x 2.26m)

Balcony