



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK

# Minotaur Way, Pentrechwyth, Swansea, SA1 7FQ

Offers Over £210,000

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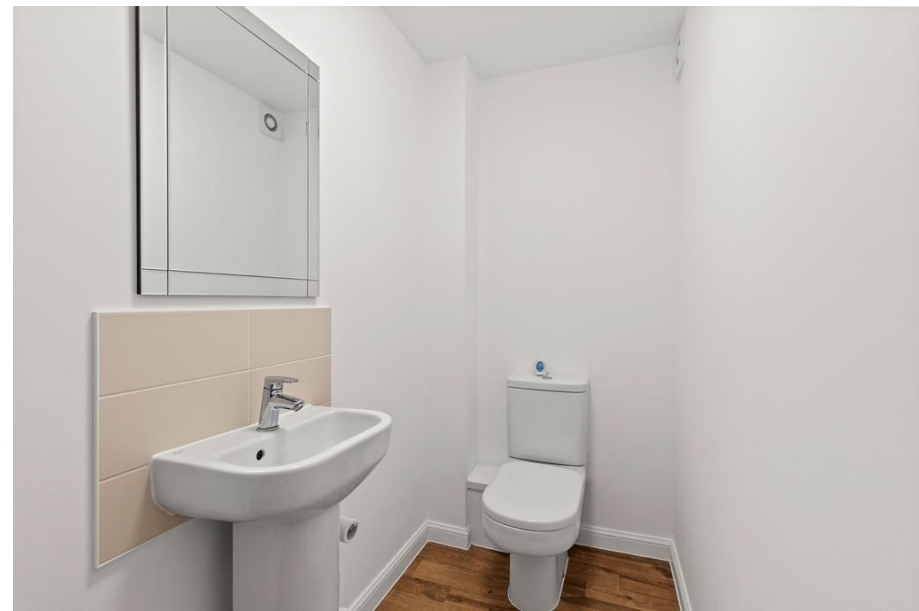


- NO ONWARD CHAIN
- Beautifully Presented Townhouse
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Lounge & Separate Study
- Family Bathroom, G/F W.C & En-suite to Master
- Single Car Garage & Driveway
- Landscaped Rear Garden
- Convenient Copper Quarter Location
- Quote Ref MA0143



Offered with no ongoing chain is this beautifully presented three bedroom townhouse situated in a convenient SA1 location with the Copper Quarter development opposite Morfa Shopping Centre. Benefiting from an open plan kitchen/diner, two reception rooms, ground floor w/c and an en-suite to master. Further benefiting from a landscaped rear garden, single car garage and a driveway. Nearby Swansea City Centre, Singleton Hospital and Swansea University with easy access to the M4. Ideal FTB/family home. Viewing comes highly recommended to appreciate all this property has to offer. Leasehold.

It is essential to quote reference MA0143 when enquiring about this property.



TOTAL FLOOR AREA: 1086 sq ft (100.9 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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It is recommended that you check the contract you have with your current agent.