



**104 King Edward Road**  
Swansea, SA1 4LU  
**£725 PCM**

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## 104 King Edward Road , Swansea, SA1 4LU

A 2 BEDROOM PART FURNISHED FLAT AVAILABLE IMMEDIATELY which is IDEAL FOR 2 SHARERS AS THERE IS NO LIVING ROOM

This First Floor Furnished Flat is located on King Edward Road which is an excellent location for access to the University Singleton Campus, The City Centre and public transport to the Bay Campus. There are Two Double Bedrooms, a Shared Shower Room and Fitted Kitchen including Fridge Freezer, Washing Machine and an Integrated Oven From the Kitchen there is access to a pleasant Enclosed Garden which is shared with the Ground Floor Flat ( please note that there is no shared living room with this property )

AVAILABILITY IS IMMEDIATE and FOR VIEWING APPOINTMENTS PLEASE CALL SMITHS LETTINGS  
COUNCIL TAX BAND B

### Kitchen

10'4" x 8'8" (3.150 x 2.661)

### Shower Room

6'8" 5'8" (2.039 1.728)

### Bedroom 1

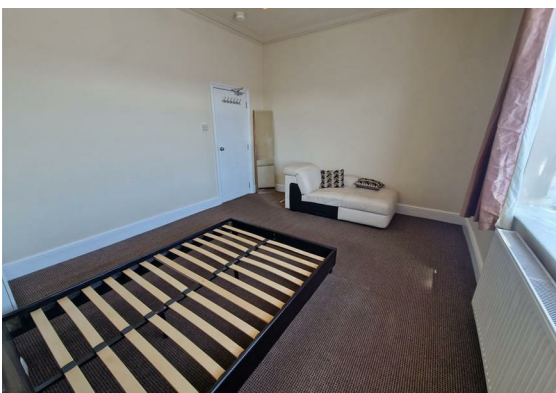
13'11" x 12'2" (4.259 x 3.721)

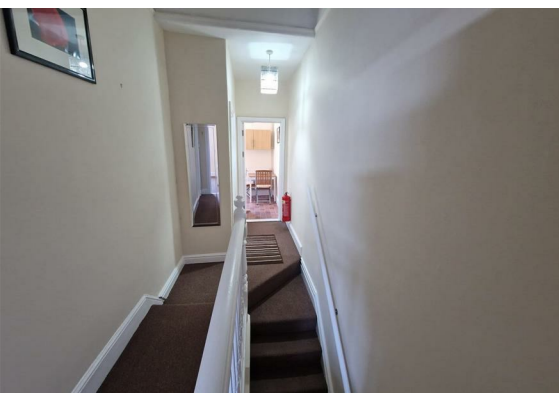
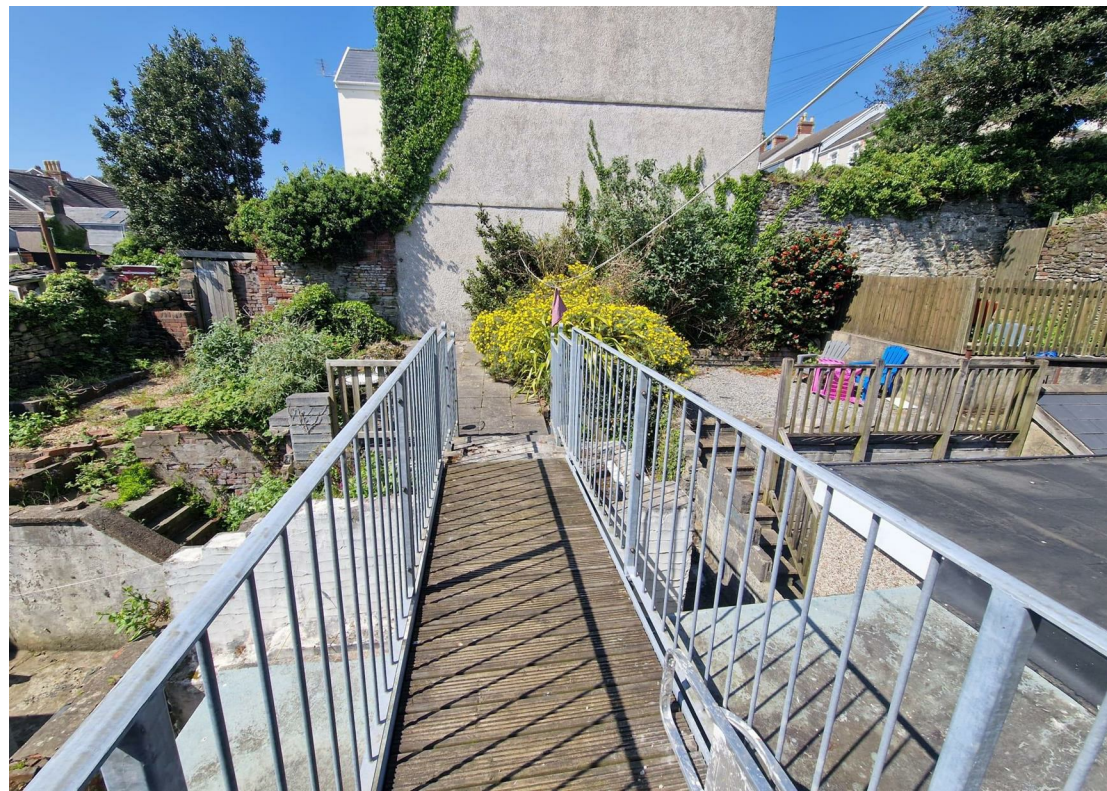
### Bedroom 2

11'7" x 8'3" (3.555 x 2.540)

### Landing

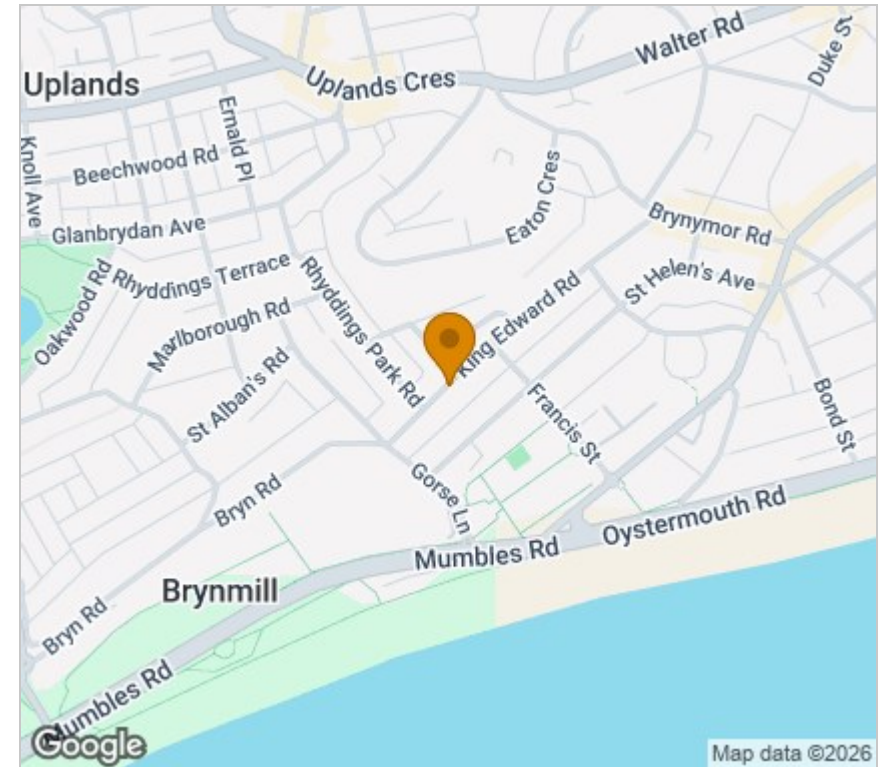
17'4" x 5'2" (5.290 x 1.599)



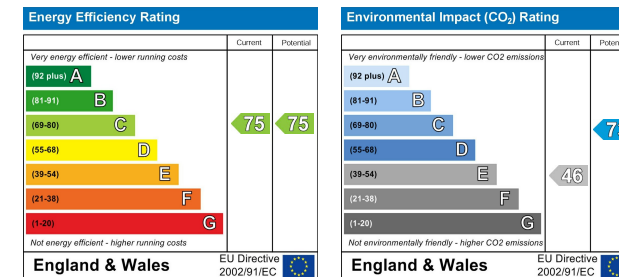


## Floor Plan

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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