



3 Aurora, Trawler Road

Marina, Swansea, SA1 1FY

Offers Over £190,000

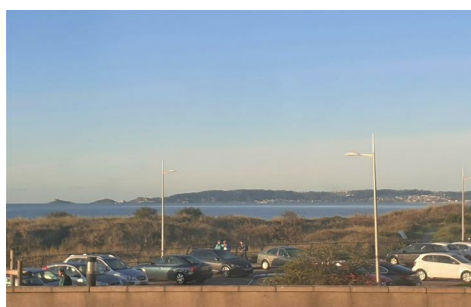


Immaculate elevated ground floor apartment offering two double bedrooms - master with ensuite, stylish open plan kitchen with integrated appliances into a lounge diner with a french door leading to a sit out balcony enjoying views towards Swansea Bay. Finished to a high specification other features include underfloor heating throughout, double glazing and allocated parking. Viewing highly recommended to appreciate this stylish property.

Epc - TBC

Share of freehold

Service charge £107 per month.



FULL DESCRIPTION

SECURE COMMUNAL ENTRANCE DOOR

Tiled communal entrance offering access to all floors with refuse shoot.

HALLWAY

Entrance telephone. Alarm console. Cloaks cupboard. Airing cupboard housing hot water tank. Karndean LVT flooring. Thermostat control for underfloor heating.

OPEN PLAN LOUNGE DINER TO KITCHEN

22'1 x 14'3 (6.73m x 4.34m)

KITCHEN

A range of fitted white high gloss wall, base and drawer units with complementary work surface and tiled splash back above. Inset one and half bowl sink with drainer and mixer tap. Inset Neff ceramic hob with chimney style extractor over. Neff Stainless steel electric oven and grill. Integrated Neff fridge/freezer, slimline dishwasher and washer dryer. Tiled floor.

LOUNGE DINER

Full height double glazed windows and French door leading onto a south west facing balcony with sea views. Tv point. Thermostat for under floor heating

MASTER BEDROOM

10'04 x 19'05

Double glazed window with sea views. Fitted wardrobe.

ENSUITE

White suite comprising a hidden cistern WC, wall mounted wash hand basin and step-in double shower cubicle with mixer shower. Chrome towel radiator. Fully tiled walls and floor.

BEDROOM TWO

9'05 x 13'02

Window with sea view and side window overlooking the balcony. Recessed fitted wardrobe.

BATHROOM

Fitted with a three piece white suite comprising panelled bath with mixer shower over and shower screen, hidden cistern w.c, and wall mounted wash hand basin. Chrome towel radiator. Fully tiled walls and floor.

EXTERNAL

Surface car parking space

The vendor of the property has connections with Dawsons Estate Agents.

AREA MAP



FLOOR PLANS

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



2 BED 2 BATH
TOTAL FLOOR AREA: 1242 SQ. FT. (115.4 SQ. M.) APPROX.
Please note that this is an approximate floor area and is not intended to be used as a basis for any legal or financial transaction. The actual floor area may vary slightly from the approximate floor area shown. The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) floor area measurement standards.

EPC

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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