



105 Abbotsford House Trawler Road

Marina, Swansea, SA1 1YH

£120,000



An opportunity to purchase a one bedroom third floor apartment with full Marina views. The property is in need of modernisation and offers lounge with door onto sit out balcony, separate kitchen, bathroom and bedroom. Benefits include allocated parking, newly fitted UPVC windows Economy 7 storage heaters. No chain. Ideal investment.

EPC-

Leasehold

Service charges £1,500 per annum

Ground rent peppercorn



FULL DESCRIPTION

ENTRANCE

Stairs to third floor with door into:

HALLWAY

Vestibule with entrance to hallway. Electric heater. Cupboard housing hot water tank. Entrance phone.

BEDROOM

11'9 x 8'9 (3.58m x 2.67m)

Double glazed window to rear. Electric heater.

BATHROOM

Fitted with three piece suite comprising bath with electric shower over, W.C and wash hand basin.

LOUNGE

15'03 x 11'03 (4.65m x 3.43m)

Double glazed door with side panel leading to a sit out balcony with stunning views of Swansea Marina. Two electric heaters. Door leading to:.

KITCHEN

6'06 x 11'03 (1.98m x 3.43m)

Range of base units with worksurface over. Stainless steel sink with drainer. Space for washing machine, fridge freezer and cooker. Double glazed window with Marina views.

EXTERNALLY

Allocated parking space number 45

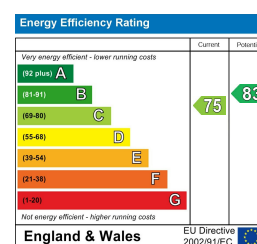
AREA MAP



FLOOR PLANS



EPC



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