



17 Trawler Road

Marina, Swansea, SA1 1XA

Asking Price £95,000



A spacious first floor apartment. Ideally situated in the heart of the Marina, close to local amenities and within walking distance of Swansea Bay. Accommodation comprises hallway, one bedroom, bathroom, lounge/diner and a separate fitted kitchen. Other benefits include, gas central heating and double glazing. Car parking space in secure parking opposite. Benefit of lease extension can be agreed on sale. Ideal investment opportunity, currently tenanted at £530 per month

Leasehold

Approx 64 years remain

Service charge £1,908 per annum (the charges will reduce to £1320 once new UPVC windows are installed approx 8 months)

Ground rent £100 per annum



FULL DESCRIPTION

FIRST FLOOR

Via Stairs

HALLWAY

Artex Ceiling. Single Light pendant. Loft Access. Door to storage cupboard. Laminate flooring. Telephone point. Secure entry system.

LOUNGE

12'3" x 10'9" (3.73 x 3.28)

Two windows, laminate floor. Artex ceiling. Pendant light. Tv point. Gas central heating radiator. Views into the court yard.

KITCHEN

11'5" x 7'8" (3.48 x 2.34)

Range of wall, base and drawer units with complimentary work top. Space for washing machine. Stainless steel sink drawer. Two taps with tiled splash back. Artex ceiling. Light. Vinyl Floor. Space for Fridge Freezer and oven.

BATHROOM

6'2" x 5'6" (1.88 x 1.68)

WC. Pedestal, wash hand basin, bath with shower over. Gas central heating radiator. Chrome towel radiator. Tiled flooring. Shaver point. Double glazed window. Artex ceiling. Pendant ceiling light.

BEDROOM

10'9" x 9'8" (3.28 x 2.95)

Double glazed window. Artex ceiling. Pendant ceiling light. Wardrobes. Carpet. Gas central heating radiator.

EXTERNAL

Off Street Communal Parking.

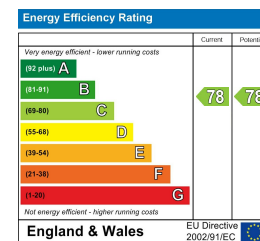
AREA MAP



FLOOR PLANS



EPC



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