



Dawsons

estate agents



120 St Christophers Court, Marina, Swansea, SA1 1UD

- WELL PRESENTED SECOND FLOOR
- APARTMENT
- DOUBLE BEDROOM WITH JULIET BALCONY AND EN-SUITE
- OPEN PLAN LOUNGE WITH JULIET BALCONY
- MODERN KITCHEN
- DOUBLE-GLAZED & ELECTRIC HEATING
- ALLOCATED PARKING SPACE



£135,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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SECOND FLOOR

HALLWAY

Skimmed ceiling with ceiling light. Electric heater and intercom system. Carpet. Door leading to storage cupboard housing consumer unit.

LOUNGE DINER OPEN PLAN TO KITCHEN 14'0 X 19'09 (4.27m X 6.02m)

LOUNGE DINER

Double-glazed French doors with 'Juliet' balcony overlooking Courtyard area. Double-glazed windows to side. Skimmed ceiling with two ceiling lights. Carpet. Cupboard housing water tank/airing cupboard. Electric heater and storage heater. T.V and telephone points.

KITCHEN

Rang of wood effect wall, base and floor units with black work top. Space/plumbing for washer/dryer. Space for fridge/freezer. Electric stainless steel oven. Electric four ring hob with glass splash back and stainless steel chimney hood. Stainless steel sink with drainer and mixer tap. Double-glazed window. Skimmed ceiling with ceiling light. Vinyl flooring.

BEDROOM 11'05 x 10'02 (3.48m x 3.10m)

Double-glazed window with partial sea views and French door with 'Juliet' balcony overlooking Courtyard area. Skimmed ceiling with centre ceiling light. Carpet. T.V and telephone points. Electric heater. Door leading to walk-in wardrobe.

Door to ;

ENSUITE

Three piece white bathroom suite comprising W.C., wash hand basin and shower. Skimmed ceiling with ceiling light. Full height tiling. Shaver point. Extractor fan. Double-glazed frosted window to side. Carpet. Heated towel radiator. Wall mounted mirror.

BATHROOM

Three piece white bathroom suite comprising of wash hand basin, W.C., and bath with hand-held shower. Skimmed ceiling with ceiling light. Extractor fan. Half-height tiling. Carpet. Heated towel rail. Wall mounted mirror. Shaver point. Double-glazed frosted window.

EXTERNAL

Allocated surface parking.

DIRECTIONS

Leaving our showroom turn right, continue along Trawler Road and take a right turning onto Fisherman's Way and the next right onto St Christophers Court.

TENURE: Leasehold
Lease term 125 years
Service Charge £755.00 per half year
Ground rent £100 pa

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

