



8 Monmouth House, Mannheim Quay, Marina, Swansea, SA1 1WD

A pleasant two bedroom top floor apartment is set within the popular Swansea Marina. This vibrant and nautical location is within walking distance from Swansea Bay, Swansea shopping centre and has easy access to Fabian way for The M4 Corridor. The property comprises of a lounge/ dining room with Juliet balcony, kitchen, bathroom and two bedrooms .epc - D

£130,000

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

Stairs to all floors

HALLWAY

Wall mounted intercom. Electric heater. Storage cupboard. Cupboard housing hot water tank. Laminate floor.

LOUNGE DINER 15'5 MAX X 13'1 (4.70m MA X X 3.99m)

Double glazed french doors leading to a Juliet balcony. Electric heater. Laminate flooring. TV point

KITCHEN 9'3 X 7'1 (2.82m X 2.16m)

Range of wall, base and drawer units with complimentary work top. Stainless steel sink with drainer. Space for washing machine and fridge. Freestanding oven. Vinyl flooring.

MASTER BEDROOM 11'6 X 9'4 (3.51m X 2.84m)

Double glazed window. Electric heater. Laminate floor.

BEDROOM TWO 11'3 MAX X 8'2 MAX (3.43m MA X X 2.49m MA X)

Double glazed window. Electric heater. Laminate flooring.

BATHROOM

Suite comprising WC, wash hand basin and bath with shower over. Double glazed window to the side. Vinyl flooring.

TENURE: Leasehold
 Lease term 125 years
 Service charge £1300 per annum approx
 Ground rent £ 100 per annum

COUNCIL TAX: D

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, 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.