



Dawsons

estate agents



16 Meridian Wharf, Trawler Road, Marina, Swansea, SA1 1LB

- EXECUTIVE MARINA FACING APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER AND SIT OUT BALCONY OFF SECOND BEDROOM WITH PARTIAL SEA VIEWS
- OPEN PLAN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE DINER LEADING TO A JULIET BALCONY
- LIFT ACCESS
- ALLOCATED PARKING

Asking Price £249,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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Level 4. Lift access.

Entrance via hardwood door to:-

HALLWAY

Recessed down-lights. Electric heater. Wall mounted intercom. Door to cupboard housing hot water tank. Door to storage cupboard with shelving and consumer unit.

MASTER BEDROOM 10'03 (to wardrobes) x 9'10 (3.12m (to wardrobes) x 3.00m)

Double-glazed floor length window with views over the Marina. TV and telephone points. Recessed down-lights. Electric heater. Fitted wardrobes with sliding mirrored doors. Door to:-

EN-SUITE

Three piece white suite comprising W.C., pedestal wash hand basin and step in shower. Chrome heated towel rail. Shaver point. 'Camaro' flooring. Tiled wall behind W.C., and wash hand basin.

LOUNGE DINER 31'03 max x 11'10 max (9.53m max x 3.61m max)

Double-glazed French door with glazed side panel leading to Juliet balcony with Marina views. Double-glazed window to side. Two electric heaters. TV, telephone and Sky points. Open plan to:-

KITCHEN

Range of wood effect wall, base and drawer units with complimentary worktop. Stainless steel electric oven. Four ring ceramic hob with stainless steel splash back and extractor hood. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated fridge and freezer, dishwasher and washer dryer. 'Camaro' flooring. Double-glazed window to side and front with partial sea views.

BEDROOM TWO 11'03 x 10'09 (3.43m x 3.28m)

Double-glazed floor length window and double-glazed French door leading to a South facing balcony offering partial sea views. TV point. Electric heater.

BATHROOM

Three piece white suite comprising W.C., pedestal wash hand basin and side panel curved bath with hand held shower. Shaver point. Chrome heated towel rail. Tiled walls. 'Camaro' flooring. Double-glazed window.

EXTERNAL

Allocated underground parking space.

DIRECTIONS

Leaving our Marina showroom, Walk past the Meridian Tower on your left hand side. The apartment then can be found on the next block next to the Meridian Tower.

TENURE: Leasehold
Lease Term: 150 years from 2007
Service Charge: £2,349.94 per annum
Ground Rent: £225 per annum

COUNCIL TAX: E

EPC RATING: E

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.

