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105 MERIDIAN BAY, TRAWLER ROAD, MARINA,
£214,995



An immaculate modern fourth floor apartment situated within walking distance to the Marina and Swansea Bay. This well presented property offers two double bedroom, the master benefits from an ensuite, modern family bathroom, open plan fitted kitchen with integrated appliances leading to a spacious lounge diner with access to a sit out sun balcony with views over Swansea Bay. Other features include secure allocated underground parking, lift access, electric heating and 24 hour concierge service.

Fourth floor - Lift access.

HALLWAY

Skimmed ceiling with recessed down-lights. Intercom. Electric heater. Hardwood door leading to cupboard housing hot water tank and shelf. Hardwood door leading to storage cupboard with consumer unit.

LOUNGE DINER OPEN PLAN TO KITCHEN 32'1 x 12'4 (9.78m x 3.76m)

Two double-glazed floor length windows to the side. Double-glazed French door leading to decked sun balcony with glass balustrade and benefitting from sea views. Skimmed ceiling with recessed down-lights. Two electric heaters. T.V, Telephone and sky points.

KITCHEN

Range of wood effect wall, base and drawer units with black worktop and up stand. Stainless steel single oven. Four ring ceramic hob with stainless steel splash back and stainless steel and glass cooker hood. Integrated fridge/freezer, low level freezer and washer/dryer. Stainless steel one and a half bowl sink. Double-glazed window. Skimmed ceiling with recessed down-lights and extractor fan. 'Camaro' flooring.

MASTER BEDROOM 10'4 x 10'2 (3.15m x 3.10m)

Double-glazed floor length window benefitting from sea views. Skimmed ceiling with recessed down-lights. TV and telephone



points. Electric heater. Door leading to:

ENSUITE

Skimmed ceiling with recessed down-lights and extractor fan. 'Camaro' flooring. Three piece white bathroom suite comprising of W.C., pedestal wash hand basin and a step in shower with full height tiling. Half height tiling behind W.C and wash hand basin. Chrome heated towel rail. Shaver point.

BEDROOM TWO 12'5 (to window alcove) x 10'8 (3.78m (to window alcove) x 3.25m)

Skimmed ceiling with centre ceiling light. TV point. Wall mounted electric heater. Double-glazed corner window.

BATHROOM 7'5 x 5'5 (2.26m x 1.65m)

White suite comprising of W.C., pedestal wash hand basin and side panel bath. Full height tiling to bath area. Skimmed ceiling with recessed down-lights. 'Camaro' flooring. Half height tiling behind W.C., and pedestal wash hand basin. Chrome heated towel rail. Shaver point. Double-glazed frosted window.

EXTERNAL

Allocated parking space.

TENURE: Leasehold

Lease term 150 years

Service charge £3,200 pa

Ground rent £225 pa

COUNCIL TAX: E

EPC RATING: TBC

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

