



## 91 South Quay, Kings Road, Marina, Swansea, SA1 8AJ

A spacious apartment situated on level 7 of the popular South Quay Development and offering dual aspect views over the water and to the new Trinity St David University. This modern property offers one bedroom with a balcony, stylish bathroom and fitted kitchen with integrated appliances and an open plan lounge diner leading to a further sit out balcony.

Other benefits are secure underground allocated parking, lift access and on site caretaker.

The property is investment only as there is a long term tenant in situ.

**£145,000**

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**HALLWAY**

Spotlights. Electric heater. Door to cupboard housing hot water tank and space for washer dryer.

**BATHROOM 7'3 x 5'0 (2.21m x 1.52m)**

White suite comprising WC, pedestal wash hand basin with half height tiling behind and bath with shower over and shower screen and full height tiling. Tiled floor. Shaver point. Spotlights.

**OPEN PLAN LOUNGE DINER TO KITCHEN 23'1 X 17'1 (7.04m X 5.21m)****LOUNGE DINER**

Double glazed french doors leading to a sit out balcony with water views. Laminate flooring. Two wall lights. Electric heater. TV and telephone points. Spotlights.

Open plan to;

**KITCHEN**

Range of red high gloss wall, base and drawer units with grey worktop. Single stainless steel oven. Four ring ceramic hob with stainless steel splash back and stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Integrated fridge freezer and dishwasher. Laminate flooring. Spotlights.

**BEDROOM 15'3 x 13'2 (4.65m x 4.01m)**

Double glazed french door leading out to a sit out decked balcony with views toward the Trinity St David University and sea beyond. Electric heater. T. V and telephone points. Spotlights.

**EXTERNAL**

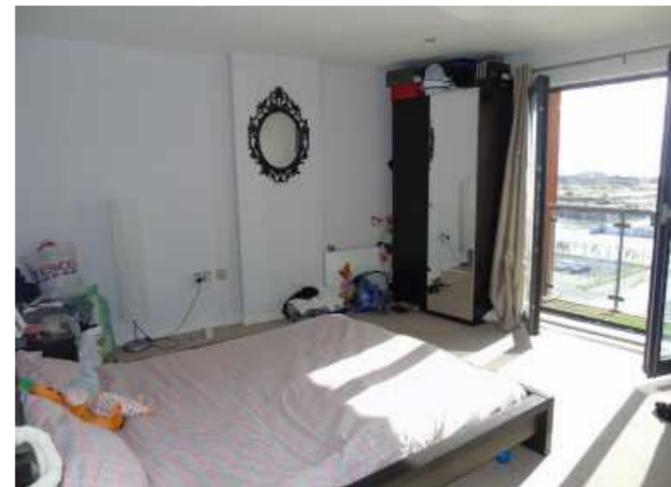
Secure allocated underground parking space

**TENURE:** Leasehold  
Lease Term: 125 Years  
Service Charge: £1560  
Ground Rent: £150.00 pa

**COUNCIL TAX:** D

**EPC RATING:**

**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.