



Dawsons

estate agents



29 St Stephens Court, Maritime Quarter, Swansea, SA1 1SA

- MODERN THIRD FLOOR APARTMENT
- LIFT ACCESS
- TWO DOUBLE BEDROOM- MASTER WITH ENSUITE
- LOUNGE DINER WITH JULIET BALCONY
- FITTED KITCHEN
- FAMILY BATHROOM
- ALLOCATED SURFACE PARKING



£185,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
T: 01792 653100 | F: 01792 653111
sa1sales@dawsonsproperty.co.uk



Second floor. Lift access

HALLWAY

Intercom. Gas central heating radiator. Door to walk in storage cupboard with heating/hot water system.

MASTER BEDROOM 12'9 x 9'8 (3.89m x 2.95m)

Double glazed window. TV and telephone points. Gas central heating radiator. Door to;

ENSUITE

White suite comprising W. C and pedestal wash hand basin with half height tiling and step in shower with full height tiling. Shaver point.

BEDROOM TWO 14'6 x 8'6 (4.42m x 2.59m)

Double glazed window. Gas central heating radiator. TV and telephone points.

LOUNGE DINER 18'9 x 11'4 (5.72m x 3.45m)

Double glazed window and double glazed French door leading to a Juliette balcony. TV and telephone points. Gas central heating radiator.

Arch to;

KITCHEN 11'4 x 5'9 (3.45m x 1.75m)

Range of high gloss wall, base and drawer units with complimentary work top. Wall unit housing gas central heating boiler. Space for washer dryer and fridge freezer. Stainless steel one and a half bowl sink with drainer and mixer tap. Stainless steel double oven. Four ring gas hob with glass splash back. Stainless steel extractor hood.

BATHROOM 7'4 x 5'9 (2.24m x 1.75m)

White suite comprising W. C, pedestal wash hand basin and bath with hand held shower. Shaver point. Gas central heating radiator. Chrome heated towel rail. Half height tiling to walls.

EXTERNAL

Allocated parking space

TENURE: Leasehold
Lease Term: 125 Years from 2007
Service Charge: £584.00 Per 1/2 year
Ground Rent: £100 per annum

COUNCIL TAX: E

EPC RATING:

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

