



Dawsons

estate agents



152 Ambassador House, Trawler Road, Maritime Quarter, Swansea, SA1 1XZ

- FIRST FLOOR APARTMENT
- MARINA VIEWS
- OPEN PLAN LOUNGE
- SIT OUT SUN BALCONY
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- EPC RATING - C

£159,950

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



HALLWAY

Front door into vestibule with door into hallway. Wall mounted telephone entry system. Cupboard with storage area and hot water heater. Telephone point.

BEDROOM TWO 11'2 x 11'0 narrowing to 7'5 (3.40m x 3.35m narrowing to 2.26m)

Double glazed window to the side and rear. Electric heater.

MASTER BEDROOM 12'5 x 9'3 (3.78m x 2.82m)

Double glazed window to side. Fitted wardrobes, dressing table and drawers. Electric heater.

BATHROOM 6'1 x 5'9 (1.85m x 1.75m)

Three piece suite comprising W.C, pedestal wash hand basin and bath with shower and shower screen. Fully tiled walls. Tiled floor. Wall cabinets.

LOUNGE DINER 15'0 x 14'4 (4.57m x 4.37m)

Double glazed french door onto sit out balcony with sweeping views across Swansea Marina. Skimmed ceiling. Coving, TV point. Laminate flooring. Door to;

KITCHEN 8'9 x 8 (2.67m x 0.20m)

A range of wall and base units with complimentary worktop. Stainless steel sink and drainer unit. Electric hob with over head extractor fan and built in oven. Space for washing machine. Window to the front.

EXTERNAL

Allocated underground parking space.

TENURE: Leasehold
Lease term 125 years
Service charge TBC

COUNCIL TAX: E

EPC RATING: C

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

