



158 St Margarets Court, Marina, Swansea, SA1 1RZ
£199,950

A well presented ground floor property within walking distance of the Marina and Swansea Bay. This stylish property comprises two double bedrooms- master with ensuite and Juliette balcony, family bathroom, lounge diner with a sit out south facing balcony and modern kitchen. Other features include gas central heating, allocated parking space and double glazing.
** Viewing highly recommended**

£199,950



Ground floor.

HALLWAY

Intercom. Gas central heating radiator. Door to cupboard with hot water tank.

BATHROOM 8'3 X 7'3 (2.51m X 2.21m)

White suite comprising W.C, pedestal wash hand basin, with half height tiling, and bath with

shower over, shower screen and full height tiling. Chrome heated towel radiator. Laminate flooring. Shaver point.

MASTER BEDROOM

Double glazed french doors leading to a Juliette balcony. Telephone and TV points. Gas central heating radiator. Door to;

ENSUITE

White suite comprising W.C, pedestal wash hand

basin and shower. Shaver point. Gas central heating radiator. Laminate flooring.

LOUNGE DINER 16'8 X 13'3 (5.08m X 4.04m)

Double glazed window. Double glazed french doors leading to a sit out balcony. Double glazed french doors leading to a Juliette balcony. Gas central heating radiators. TV and telephone points. Laminate flooring.

KITCHEN

Range of wood effect wall, base and drawer units with complimentary work top. Stainless steel double oven. Four ring gas hob with glass splash back and stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window. Space for fridge freezer and washing machine.

EXTERNAL

Allocated parking space.

TENURE: Freehold

Lease Term: 125 years from 2008

Service Charge: approx £1500 per year

Ground Rent: £100 per annum

COUNCIL TAX: F

EPC RATING: B

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

