



Dawsons

estate agents



34 Ferrara Square, Marina, Swansea, SA1 1UZ

- EPC RATING - C
- RECENTLY INSTALLED UPVC WINDOWS
- GAS CENTRAL HEATING
- MODERN KITCHEN WITH RANGE OVEN
- TWO DOUBLE BEDROOMS
- LOUNGE
- ALLOCATED PARKING



£145,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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ENTRANCE

Communal entrance with stairs up to second floor and door into:

HALLWAY

Entrance into vestibule with door into hallway, wood effect flooring, entrance phone, radiator. Cupboard housing hot water cylinder.

LOUNGE 16'09 x 8'03 (5.11m x 2.51m)

Two front facing windows looking over courtyard radiator, tv point.

KITCHEN/BREAKFAST 12'03 x 7'03 (3.73m x 2.21m)

A range of wall and base units with work surface over, stainless steel sink and drainer, washing machine space, cupboard housing boiler, stainless steel range oven with chimney hood over, tiled splash back, breakfast bar, radiator, window.

BEDROOM ONE 13'09 x 10'05 (4.19m x 3.18m)

Two windows ,radiator.

BEDROOM TWO 8'06 x 12'02 (2.59m x 3.71m)

Window, radiator ,currently used as a office.

BATHROOM

Fitted with three pice comprising panelled bath with mixer shower over and rainfall head, shower screen, low level W.C, pedestal wash hand basin, chrome towel radiator.

EXTERNALLY

Allocated parking space situated in multi story car park.

TENURE: Leasehold
Leasehold - RMG
Lease Term: 99 years from 1985 (64 years remaining)
Lease - £1,992.96 Per Annum

COUNCIL TAX: D

EPC RATING: C

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

