



## 24 Excelsior Apartments, Swansea, SA1 3LQ

Well presented third Floor Apartment situated in the City Centre of Swansea and with good access to the M4 motorway. The accommodation briefly comprises: open plan lounge/kitchen with sit on balcony, two bedrooms, en suite and bathroom. Benefits: uPVC double glazing, electric heating and a secure underground allocated parking space. No chain. Internal viewing is highly recommended. Leasehold. EPC-C.

**Best Offers Over £145,000**

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## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Stairs and lifts to all floors.

## **THIRD FLOOR**

### **ENTRANCE**

Enter via wooden front door into:

### **HALLWAY**

Wall mounted electric heater, main door intercom system, airing cupboard, laminate flooring.

### **OPEN PLAN LOUNGE/KITCHEN 6.11m x 3.89m (20'1" x 12'9")**

Fitted with a range of modern wall and base units with complimentary work surface over, stainless steel sink with mixer taps, integrated dishwasher and washing machine, built in fridge freezer, oven hob and microwave, chimney style cooker hood, part tiled walls, part tiled floor, spotlighting, wine rack, two wall mounted electric heater, laminate flooring, uPVC double glazed patio doors to rear leading to sit on the balcony.

### **BEDROOM 1 3.91m x 3.60m (max) (12'10" x 11'10" (max))**

UPVC double glazed window to side, Wall mounted electric heater,

### **EN-SUITE**

Three piece suite comprising of shower cubicle, bowl wash hand basin, low-level w.c, part tiled walls, spotlighting, chrome towel rail, extractor fan.

### **BEDROOM 2 2.64m x 2.43 (8'8" x 8'0")**

UPVC double glazed window to side, wall mounted electric heater, walk in wardrobe.

### **BATHROOM**

Three piece suite comprising panelled bath with shower over and modesty screen, bowl wash hand basin, low-level w.c, chrome towel rail, part tiled walls, extractor fan, tiled flooring, spot lighting,

### **EXTERNAL**

There is an underground allocated parking space with the property.

**TENURE:** Leasehold  
Leasehold information to be confirmed.

**COUNCIL TAX:** E

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

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.