



Dawsons

estate agents

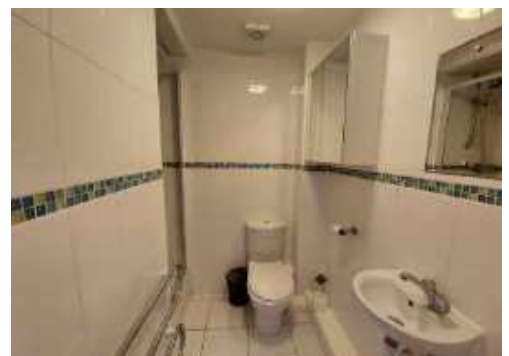


118 St Christophers Court, Marina, Swansea, SA1 1UD

- EPC RATING B
- MODERN FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE AND JULIET BALCONY
- LOUNGE DINER WITH SIT OUT BALCONY
- OPEN PLAN KITCHEN
- ALLOCATED PARKING

£170,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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sa1sales@dawsonsproperty.co.uk



First floor. Stairs to all floors.

HALLWAY

Cupboard housing hot water tank. Electric heater. Carpet

LOUNGE DINER 15'6 x 15'0 max (4.72m x 4.57m max)

Double glazed window and double glazed french door leading to a spacious sit out balcony. Two electric heaters. TV and telephone point. Carpet

Arch to;

KITCHEN 9'5 x 9'3 (2.87m x 2.82m)

Range of grey wall, base and drawer units with black worktop. Stainless steel eye level single oven. Four ring hob with stainless steel splash back and stainless steel chimney hood extractor fan. Space for dishwasher, washing machine and fridge freezer. Stainless steel sink with drainer and mixer tap. Tiled floor.

MASTER BEDROOM 10'00 x 14'5 max (3.05m x 4.39m max)

Double glazed french doors leading to a juliet balcony. Electric heater. TV point. Carpet. Door to;

ENSUITE

White suite comprising WC, wall mounted wash hand basin and step in shower. Full height tiling to all walls. Shaver point. Chrome heated towel rail

BEDROOM TWO 15'0 x 7'6 (4.57m x 2.29m)

Double glazed window. Electric heater. TV point.

BATHROOM 8'9 x 6'0 (2.67m x 1.83m)

White suite comprising of WC, pedestal wash hand basin and bath with hand held shower. Tiling to all walls. Tiled floor. Shaver point. Chrome heated towel rail.

EXTERNAL

Allocated surface parking space

TENURE: Leasehold
Lease term 125 years
Service charge £134.00 pcm
Ground rent £100 pa

COUNCIL TAX: E

EPC RATING: B

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.

