



# Dawsons

estate agents



## 49 Meridian Tower, Trawler Road, Marina, Swansea, SA1 1JN

- EPC - B
- STYLISH 9TH FLOOR EXECUTIVE APARTMENT
- VIEWS OVER SWANSEA BAY & MUMBLES HEAD
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- LOUNGE DINER WITH JULIET BALCONY AND SEA VIEWS
- OPEN PLAN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LIFT ACCESS



**£159,950**

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## **ENTRANCE**

Communal hallway, 9th floor. Lift access.

## **HALLWAY 22'04 x 11'08 (6.81m x 3.56m)**

Skimmed ceiling. Recessed down lights. Storage cupboard with shelving and hot water tank, consumer unit and water guard. Wall mounted intercom system. Wall mounted electric heater.

## **LOUNGE/DINER 22'04 x 11'08 (6.81m x 3.56m)**

Double-glazed tilt and turn patio door with Juliet balcony overlooking Swansea Bay and Mumbles Head. Skimmed ceiling with recessed down lights. Wall mounted electric heater. TV , telephone and 'Sky' Plus points.

## **KITCHEN**

Range of Cappuccino high gloss wall, base and drawer units with wood effect work top. Skimmed ceiling with recessed down lights. 'Camaro' flooring. Stainless steel electric oven. Stainless steel chimney hood with stainless steel splash back and 4-ring electric hob. Integrated fridge/freezer, dish washer and washer/dryer. Stainless steel 1½ bowl sink with drainer and mixer tap.

## **BEDROOM 11'05 x 13'02 (3.48m x 4.01m)**

Double glazed window with sea views, wall mounted electric heater, fitted double wardrobes with mirrored sliding doors, spot lighting to ceiling.

## **BATHROOM 5'06 x 7'05 (1.68m x 2.26m)**

Three piece white suite comprising W.C., pedestal wash hand basin and bath with shower over and shower screen. Skimmed ceiling with recessed down lights. 'Camaro' flooring. Full tiling to walls around bath and half height tiling behind W.C., and wash hand basin. Chrome heated towel rail.

**TENURE:** Leasehold  
Lease Term 150 years from 2010  
Service Charge - £1817 per annum  
Ground Rent - £200

**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.

