



Dawsons

estate agents



67 Meridian Bay, Trawler Road, Marina, Swansea, SA1 1PL

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH WALK IN WARDROBE
- OPEN PLAN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE DINER WITH SIT OUT SUN BALCONY
- ELECTRIC HEATING
- UNDERGROUND SECURE PARKING
- LIFT ACCESS
- 24 HOUR CONCIERGE



Asking Price £310,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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Second floor apartment. Lift access.
Entrance via a hardwood door into:-

HALLWAY

Spotlights. Wall mounted electric heater. Door to walk in cupboard.

LOUNGE (irregular shape room) 19'02 max x 14'05 max (5.84m max x 4.39m max)

Double-glazed windows to the front overlooking the sea. Spotlights. Wall mounted electric heater. Open plan to:-

KITCHEN 10'08 x 7'11 (3.25m x 2.41m)

A range of wall, base and drawer units with work surface over. Stainless steel hob with stainless steel oven under. Integrated dishwasher and fridge freezer. Double-glazed patio doors to sit out South facing balcony with panoramic sea views. Wall mounted electric heater.

MASTER BEDROOM 9'09 x 12'04 (2.97m x 3.76m)

Double-glazed window to side with sea views. Wall mounted electric heater. Door to:-

WALK-IN WARDROBE

Double-glazed window with sea views.

BEDROOM TWO 11'05 x 9'02 (3.48m x 2.79m)

Double-glazed window to side. Wall mounted electric heater.

BATHROOM

Three piece suite comprising W.C., pedestal wash hand basin and bath with shower over. Extractor fan. Heated towel rail. Spotlights.

EXTERNAL

Allocated parking space.

DIRECTIONS

From our showroom, The apartment is situated on the second floor and can be found directly opposite the Meridian Wharf Block.

TENURE: Leasehold
Lease Term: 150 years from 2007
Service Charge: £3442 per annum
Ground Rent: £225 per annum

COUNCIL TAX: F

EPC RATING: D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

