



Dawsons

estate agents



117 South Quay, Kings Road, Marina, Swansea, SA1 8AL

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- BALCONY
- OPEN PLAN LIVING
- SECURE UNDERGROUND PARKING
- CLOSE TO CITY CENTRE AND UNIVERSITY CAMPUS
- ACCESS TO M4
- EPC RATING B

£134,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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First floor. Lift access.

HALLWAY

Video intercom system. Spotlights. Electric heater. Door to cupboard housing hot water tank and washing machine.

BATHROOM 6'9 x 5'6 (2.06m x 1.68m)

White suite comprising WC, pedestal wash hand basin and bath with shower over and shower screen. Tiled floor and walls. Chrome heated towel rail. Shaver point. Spotlights.

OPEN PLAN LOUNGE DINER TO KITCHEN 19'8 Max x 18'1 narrow to 11'6 (5.99m Max x 5.51m narrow to 3.51m)

LOUNGE

Double glazed french doors leading to a sit out balcony with partial sea view. Spotlights. Two wall lights. Electric heater. Laminate flooring. TV and telephone points.

KITCHEN

Range of high gloss red wall, base and drawer units with grey worktop. Integrated fridge freezer and dishwasher. Stainless steel oven. Four ring ceramic hob with stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Spotlights. Laminate flooring.

BEDROOM 11'5 x 15'8 max (3.48m x 4.78m max)

Double glazed window with partial sea view. Electric heater. Spotlights. Carpet. TV and telephone points.

EXTERNAL

Allocated underground parking space

TENURE: Leasehold
Lease term 125 years
Service charge £1600 PA
Ground rent £150 pa

COUNCIL TAX: D

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.

