



# Dawsons

estate agents



## 36 Monmouth House, Marina, Swansea, SA1 1WD

- EPC TBC
- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FRENCH DOORS TO COMMUNAL AREA
- SEPARATE KITCHEN
- ALLOCATED UNDERGROUND PARKING



**£108,950**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
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## **HALLWAY**

Electric heater. Intercom. Cupboard housing hot water tank. Storage cupboard with shelving.

## **BEDROOM 14'7 X 8'7 (4.45m X 2.62m)**

Double glazed window with courtyard view. Electric heater. Fitted wardrobes.

## **SHOWER ROOM 6'7 x 4'0 at narrowest (2.01m x 1.22m at narrowest)**

Modern suite comprising W. C, wash hand basin recessed into a vanity unit. Spacious walk in shower. Full height tiling. Tiled floor. Chrome heated towel rail.

## **LOUNGE 18'1 x 9'8 (5.51m x 2.95m)**

Double glazed french door leading to a communal courtyard. Telephone point. Laminate flooring. Electric heater.

## **KITCHEN**

Range of wood effect wall, base and drawer units with black work top and tiled splash back above. Stainless steel oven. Four ring electric hob. Stainless steel sink with drainer and hot and cold tap. Double glazed window.

## **EXTERNAL**

Allocated underground parking space.

**TENURE:** Leasehold  
Leasehold  
Service Charge £1,318 Per annum  
Ground rent £100 pa

**COUNCIL TAX:** C

**EPC RATING:**

**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.

