

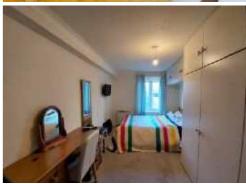






36 Monmouth House, Marina, Swansea, SA1 1WD

- 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 T: 01792 653100 | F: 01792 653111 sa1sales@dawsonsproperty.co.uk

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

