



7 Marina Villas, Marina, Swansea, SA1 1FZ
£195,000

A beautifully presented two bedroom apartment situated in the heart of Swansea Marina, with easy access to SA1 and all the local bars and restaurants. The property is situated on the first floor with lift access and views across the weir and marina. /the apartment offers open plan lounge, kitchen/diner, master bedroom with en-suite, second bedroom and bathroom. Externally has secure gated parking. EPC -TBC

£195,000



ENTRANCE

Via secure entrance into communal hallway with lift and stairs to first floor.

HALLWAY

L shaped hallway, side window, oak flooring , two cupboards, one housing consumer unit and one housing hot water tank, electric heater. Chrome sockets and switches, recess spotlights.

LOUNGE/KITCHEN/DINER 21,7 x 12,5 (68'11" x 39'4")

Open plan lounge/ diner with oak flooring, chrome sockets and switches, panoramic window and dorr leading to sit out sun balcony with sweeping views across the Weir, Sa1 and Marina.

KITCHEN

Fitted with modern wall and base units with work surface over, chrome single sink and mixer tap,

integrated washing machine, slimline dishwasher and fridge freezer, pelmet lighting, recess spots.

BEDROOM ONE 14'5 x 10'2 (4.39m x 3.10m)

Rear window overlooking the lock, chrome sockets and switches, electric heater.

EN-SUITE

Fully tiled, corner step in shower, low level W.C, wash hand basin, recess spotlights, electric shaver, chrome towel rail.

BEDROOM TWO 11'07 x 8'07 (3.53m x 2.62m)

Window, electric heater,

BATHROOM

Fully tiled , fitted with panelled bath with shower over and screen, wash hand basin, low level W.C, recess lighting, chrome towel rail, shaver point.

EXTERNALLY

Gated secure entrance to parking

TENURE: Leasehold

Lease term 125 years from 2008
Service Charge £2,000 per annum First Port
Ground Rent Landmark £150 pa

COUNCIL TAX: E

EPC RATING: TBC

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

