



Apartment, 109 Pearl House, 43 Princess Way, Swansea, SA1 5HF

Dawson's are delighted to offer for sale this immaculately presented and ideal investment opportunity in Swansea City Centre. Sold with tenants in situ, this modern apartment comprises of entrance hall, open plan lounge, kitchen/dining room, bedroom and bathroom. The property is very conveniently located close to Swansea City Centre and provides great transport links via Swansea's bus and train stations. This property is for investors only EPC - C.



Offers In The Region Of £95,000

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Entrance

Enter via communal door into:

Communal Hallway

Stairs and lift to all floors.

First Floor

Entrance Hallway

Electric storage heater, laminate flooring, door to storage cupboard

Bathroom 2.36m x 1.96m (7'9" x 6'5")

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, heated towel radiator, tiled flooring, ceiling spotlights.

Lounge/Kitchen/Dining Room 5.28m x 3.87m (17'4" x 12'8")

Fitted with a matching range of base and eye level units with worktop space over, set in stainless steel sink and drainer with mixer tap, four ring electric hob with built under electric over and extractor fan over, built-in integrated fridge/freezer and washing machine, , electric storage heater, laminate flooring, ceiling spotlights, uPVC double glazed window to rear.

Bedroom 5.28m max x 2.76m (17'4" max x 9'1")

UPVC double glazed window to rear, storage cupboard, electric storage heater.

TENURE: Leasehold

Lease information to be confirmed.

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

