



24 St Margarets Court

Marina, Swansea, SA1 1JZ

£179,950

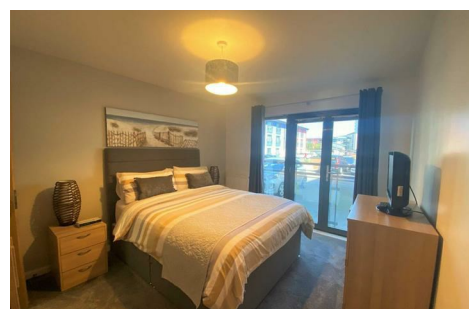


If your looking for a holiday home or a home by the sea, this immaculately presented two bedroom apartment with views towards Mumbles head is a must. The apartment offers spacious hallway, two double bedrooms with master en-suite, bathroom, open plan lounge/dining with Juliet balcony and views across the bay leading into kitchen. Allocated parking. Investment opportunity as tenant in situ. Video link available. EPC - C. No chain. Video link available. Investment opportunity currently achieving £925.per month for a 12 month rental agreement.

Leasehold 125 years from 2008

Service charges £1300Pa

Ground Rent £100Pa



FULL DESCRIPTION

ENTRANCE

Communal entrance hallway leading to front door

HALLWAY

Spacious hallway with wood flooring, wall mounted phone entry system, radiator, cupboard housing hot water cylinder.

BEDROOM ONE

10'04" x 12'07" (3.15 x 3.84)

French doors onto Juliet balcony, radiator, door into:

EN-SUITE

Fitted with walk in shower cubicle, W,C, wash hand basin, towel rail.

LOUNGE/DINING

14'01" x 14'02" (4.29 x 4.32)

French doors onto Juliet balcony offering views across to mumbles head, side window, wood effect flooring radiator, opening into:

KITCHEN

11'01" x 7'03" (3.38 x 2.21)

Fitted with a modern range of wall and base units with work surface over, eye level double oven, 4 ring gas hob with splash back and chimney hood, 1 ½ bowl sink, fridge freezer and, washing machine space, side window.

EXTERNALLY

Allocated parking space.

AREA MAP



FLOOR PLANS

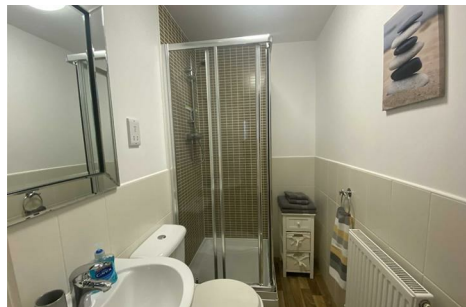


100% energy efficient - lower running costs
Very energy efficient - lower running costs
Energy efficient - lower running costs
Not energy efficient - higher running costs

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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