



6 St Margarets Court

Marina, Swansea, SA1 1JZ

£164,995



A well presented ground floor apartment situated within walking distance of Swansea Bay and Marina. Featuring two double bedrooms - master with en-suite, bathroom, lounge diner with Juliet balcony and opening to kitchen. The property benefits from gas central heating and allocated parking space. Video Tour Available

EPC RATING - B No Chain

Leasehold 125 years from 2005

Ground rent £100 pa

Service charges £1278pa



FULL DESCRIPTION

Entrance

Communal entrance to ground floor.

HALLWAY

Intercom. Gas central heating radiator. Door to cupboard housing hot water tank.

BEDROOM TWO

13'2" x 8'0" (4.01 x 2.44)

Double glazed window. Gas central heating radiator.

MASTER BEDROOM

12'11" MAX x 11'0" (3.94 MAX x 3.35)

Double glazed french doors with side panel opening onto Juliet balcony. Radiator.

ENSUITE

Step-in shower cubicle with mixer shower. Wash hand basin with vanity unit under. Low level w.c. Part tiled walls. Extractor fan.

BATHROOM

7'4" x 3'9" (2.24 x 1.14)

White suite comprising W. C, pedestal wash hand basin and bath with mixer shower over and glass screen.

LOUNGE DINER

19'5" x 14'2" MAX (5.92 x 4.32 MAX)

Double glazed window and french door leading to a Juliet balcony. T. V and telephone point. Gas central heating radiators. Opening to:

KITCHEN

10'9" x 6'6" (3.28 x 1.98)

Range of wall, base and drawer units with complimentary worktop. Stainless steel oven. Four ring gas hob with splash back and chimney hood extractor fan. Double glazed window. Space for fridge freezer and washing machine. Wall mounted unit housing gas central heating boiler.

EXTERNAL

Allocated surface parking space

AREA MAP



FLOOR PLANS

GROUND FLOOR
597 sq. ft. (55.5 sq. m.) approx.



TOTAL FLOOR AREA: 597 sq. ft. (55.5 sq. m.) approx.
This floor plan is a general outline only for guidance and does not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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