



128 South Quay Kings Road

Marina, Swansea, SA1 8AL

£187,950



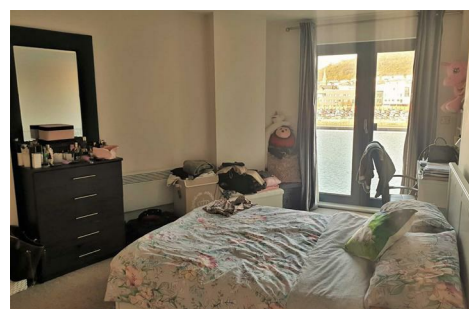
Situated in the popular SA1 Development this modern property comprises two bedrooms - master bedroom boasting en-suite shower room and french door leading onto a sit out sun balcony, bathroom with over bath shower, open plan fitted kitchen with integrated appliances into lounge diner also with french doors leading onto a sit out sun balcony with views over the water. This apartment also offers secure underground parking, lift access, video intercom entry system, double glazing and electric heating. The property is surrounded by cafés, restaurants, bars and easy access to the City Centre and M4 motorway. NO CHAIN

EPC RATING - B Investment and cash only

Leasehold 125 years from 2008

Service charge approx £4,000PA

Ground Rent £150Pa



FULL DESCRIPTION

HALLWAY

Down lights. Video entry system. Wall mounted consumer unit. Electric heater. Door to cupboard housing hot water tank and provisions for washer/dryer.

BATHROOM

White suite comprising W.C., pedestal wash hand basin and panelled bath with shower over and glass shower screen. Chrome heated towel rail. Tiled floor. Part tiled walls. Shaver point. Down lights.

MASTER BEDROOM

19'1" Max x 12'2" Max (5.82 Max x 3.71 Max)

Double-glazed French door leading to a sit out balcony with views of the water. Electric heater. TV and telephone points. Door to:-

ENSUITE

White suite comprising W.C., pedestal wash hand basin and step in shower cubicle. Chrome heated towel rail. Tiled floor. Down lights

BEDROOM TWO

14'2" Max x 11'5" (4.32 Max x 3.48)

Double-glazed window with water views. Down lights. Electric heater.

LOUNGE DINER

18'2" x 16'3" (5.54 x 4.95)

Double glazed window to side with water views and french door leading to a sit out balcony with water views. TV and telephone point. Electric heater. Laminate flooring. Open plan to;

KITCHEN

A range of white high gloss wall, base and drawer units with a grey work top. Stainless steel oven. Four ring electric hob with stainless steel extractor hood and stainless steel splash back. Stainless steel sink with mixer tap. Integrated dishwasher and fridge/freezer. Down lights. Laminate flooring.

EXTERNAL

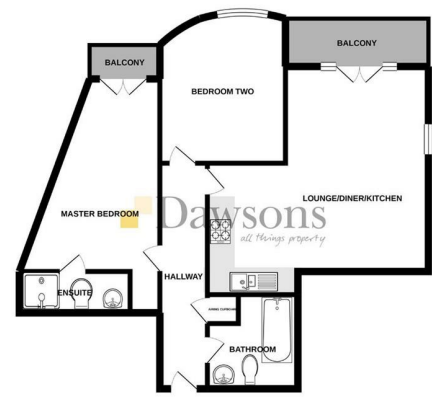
Secure underground allocated parking space.

AREA MAP



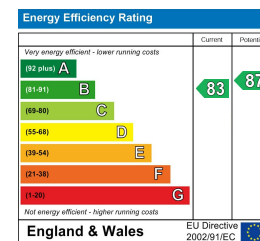
FLOOR PLANS

GROUND FLOOR
651 sq. ft. (60.5 sq. m.) approx.

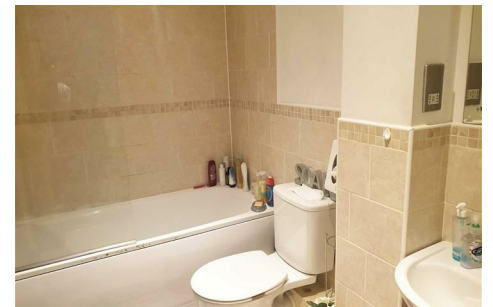


TOTAL FLOOR AREA: 651 sq. ft. (60.5 sq. m.) approx.
This plan is a general outline only for guidance and does not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise 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



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