



## 46 Meridian Wharf Trawler Road

Marina, Swansea, SA1 1LB

**£139,950**



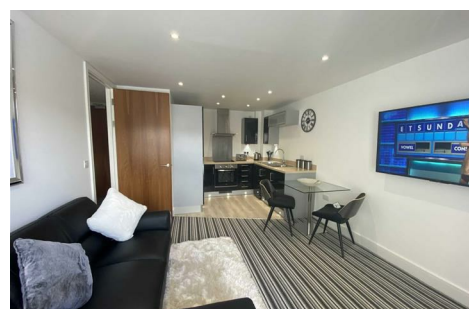
A recently renovated one bedroom apartment situated on the second floor of the Meridian Wharf development. The property offers Marina views and has lift access and provides hallway with bathroom and shower over bath, double bedroom with fitted wardrobes and views across the marina, open plan lounge, kitchen, diner with Juliet balcony and views across Swansea Marina. The apartment is close to local shops bars and restaurants and walking distance to Swansea town centre. Viewing Highly Recommended. Cash sale suited to investor achieves £875 per month rent with a 12 month tenancy agreement from August 2020. NO chain, video tour available.

EPC - C

Leasehold 150 years from 2007

Service charge £2,240 Pa

Ground Rent £150PA



## FULL DESCRIPTION

### ENTRANCE

Lift to second floor with entrance door to:

### HALLWAY

Recessed down - lights, wall mounted intercom, electric heater, doot to cupboard housing hot water cylinder and consumer unit .New carpet

### BATHROOM

Recessed lighting, fitted with panelled bath with shower over and shower screen, W.C, wash hand basin, towel radiator, shaver point ,fully tiled walls, wood effect flooring.

### BEDROOM

11'09" x 9'10" (3.58 x 3.00)

Mirror fronted sliding wardrobes, tv and bt points, recessed lighting, electric radiators, floor length window with views across Swansea Marina. New carpet.

### LOUNGE KITCHEN/DINER

19'04" x 11'05" narrowing to 8'08" (5.89 x 3.48 narrowing to 2.64)

Lounge with french doors and Juliet balcony with views across Swansea Marina, electric heater tv and sky points ,new carpet, recessed down-lights. Wood effect flooring.

### KITCHEN

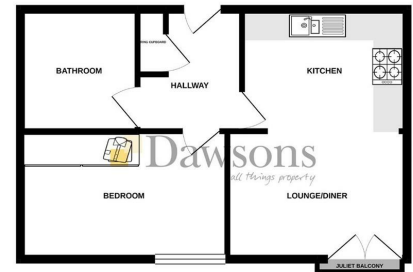
Modern high gloss kitchen with complimenting work surface over, stainless steel 1 ½ bowl sink, electric oven , four ring ceramic hob ,free standing dishwasher, integrated washer dryer and fridge freezer, recessed down lights, pelmet lighting.

## AREA MAP



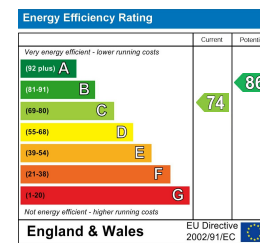
## FLOOR PLANS

GROUND FLOOR



These plans should not be taken to represent the details of the fabric construction, measurements, fixtures and fittings, or the position of any furniture or other items. They are for general information only and should not be used as a basis for any contract. The actual details of the property may vary from those shown on these plans. The agent is not responsible for any errors or omissions on these plans. The agent is not responsible for any errors or omissions on these plans. The agent is not responsible for any errors or omissions on these plans.

## EPC



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