



116 South Quay Kings Road

Marina, Swansea, SA1 8AL

£159,950



A modern apartment situated on level two of this popular Development in SA1 Marina. The property comprises of two double bedrooms - master with en-suite and balcony off both bedrooms, open plan lounge/diner with balcony, modern fitted kitchen and family bathroom. The apartment also benefits from secure underground parking, video entry intercom, double glazing and electric heating. Ideal investment, achieves monthly rental of £900 PCM.

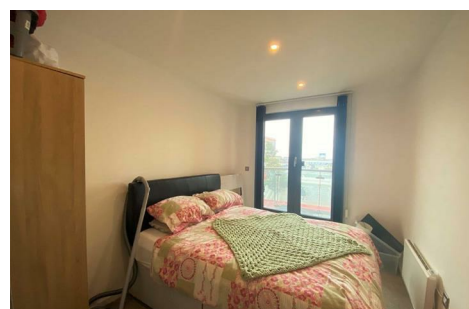
CASH PURCHASE ONLY.

EPC RATING - C

Leasehold 125 years from 2009

Ground rent £150 Pa

Service charges £3,720Pa



FULL DESCRIPTION

ENTRANCE

Lift access.

HALLWAY

Skimmed ceiling with recessed down lighters. Video entry system. Electric heater. Chrome switches and sockets. Fitted carpet. Cupboard housing hot water tank and washer/dryer.

LOUNGE DINER

11'07" x 12'0" (approx) (3.53 x 3.66 (approx))

Double-glazed French doors leading to a sit-out balcony which is also accessible from bedroom 2. Skimmed ceiling with recessed down lighters. Two wall lights. Chrome switches and sockets. T.V and telephone points. Electric heater. Laminate flooring. Open to :-

KITCHEN

11'07" (approx) x 6'0" (approx) (3.53 (approx) x 1.83 (approx))

Range of white high gloss wall, base and drawer units with grey worktop and up stand. Stainless steel single oven. Four ring electric hob with stainless steel splash back and stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer tap. Integrated fridge/freezer and dishwasher. Chrome switches and sockets. Laminate flooring. Double-glazed window to front of development.

MASTER BEDROOM

10'03" x 10'9" (approx) (3.12 x 3.28 (approx))

Double-glazed French doors leading to sit-out balcony. Skimmed ceiling with recessed down lighters. Fitted carpet. TV and Telephone points. Chrome switches and sockets. Electric heater. Door leading to:-

EN-SUITE

White suite comprising of W.C., pedestal wash hand basin and walk-in shower. Half-height tiling to walls behind W.C., and wash hand basin. Full height tiling to shower. Skimmed ceiling with recessed down lighters. Tiled flooring. Chrome heated towel rail. Wall mounted mirror above wash hand basin.

BEDROOM TWO

8'1" (approx) x 11'7" (approx) (2.46 (approx) x 3.53 (approx))

Double-glazed French door leading to sit-out balcony which is accessible from the lounge. Skimmed ceiling with recessed down lighters. Fitted carpet. TV point. Chrome switches and sockets. Electric heater.

BATHROOM

Skimmed ceiling. Recessed down lighters. 3-piece white suite comprising of W.C., pedestal wash hand basin and bath with shower above, shower screen and full height tiling. Tiled floor. Chrome heated towel rail. Mirror above wash hand basin. Shaver point. Ceiling mounted extractor fan.

EXTERNAL

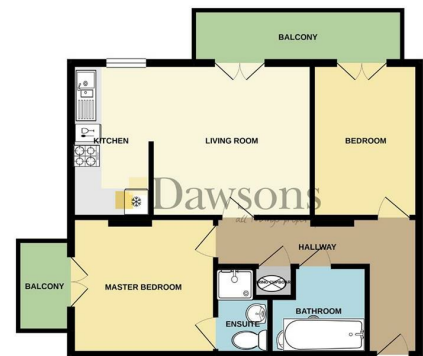
Secure allocated underground parking.

AREA MAP

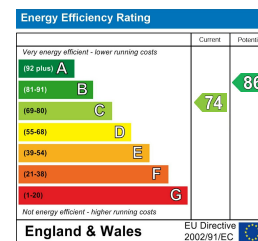


FLOOR PLANS

GROUND FLOOR



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do 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.



Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

