



# Dawsons

estate agents



## Castle Lofts, Castle Street, Swansea, SA1 1JG

- THIRD FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- BATHROOM
- ELECTRIC HEATING & D/G
- LOCATED CLOSE TO SWANSEA CITY CENTRE

**Asking Price £92,500**

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## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Stairs and lifts to all floors.

## **THIRD FLOOR**

## **ENTRANCE**

Enter via wooden door into:

## **OPEN PLAN L SHAPED KITCHEN/LOUNGE/DINING ROOM 9.73m x 4.52m (31'11" x 14'10")**

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, chimney style extractor fan over, integrated fridge/freezer and washing machine, storage cupboard, spot lighting, wall mounted intercom system, two wall mounted electric storage heaters, two uPVC double glazed windows to front.

## **BEDROOM**

UPVC double glazed window to front, spot lighting, wall mounted electric heater.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, spot lighting.

## **DIRECTIONS**

From our Swansea city showroom proceed down Walter Road/Mansel Street towards the traffic lights by the police station, continue along through to the next set of traffic lights passing the train station and then turn right onto the High Street. At the next set of traffic lights. Continue along and the property is situated on the left hand side opposite the Army & Navy Careers Office.

**TENURE:** Leasehold

Ground Rent £100 Per Annum. Service Charge £1,474.32 Per Annum.

**COUNCIL TAX:** C

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

