



Dawsons

estate agents



Excelsior Apartments, Swansea, SA1 3LQ

TO BE SOLD FURNISHED, WITH NO ONWARD CHAIN. VIEWING IS ESSENTIAL TO APPRECIATE this well presented First Floor Apartment situated in the City Centre of Swansea and with good access to the M4 motorway. The accommodation briefly comprises: open plan lounge/kitchen with balcony, Two bedrooms one with ensuite and family bathroom. Further benefits from UPVC double glazing, electric heating and an under ground allocated parking space. No chain. Leasehold.

Asking Price £149,995

11 Walter Road, Swansea, SA1 5NF
T: 01792 646 060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs and lift to all floors.

FIRST FLOOR

ENTRANCE

Enter via wooden door into:

HALLWAY

Wall mounted electric heater, door entry system, walk in storage cupboard, laminate flooring.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 6.05m x 3.88m (19'10" x 12'9")

UPVC patio doors to rear leading to balcony, two wall mounted electric heaters, fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer taps, oven, hob, chimney style extractor fan, washing machine, integrated microwave and dish washer, laminate flooring.

BEDROOM 1 3.79m x 3.00m (12'5" x 9'10")

UPVC double glazed window to rear, wall mounted electric heater.

ENSUITE

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level w.c, part tiled walls, chrome towel rail, tiled floor, spot lights.

BEDROOM 2 2.46m x 2.43m (8'1" x 8'0")

UPVC double glazed window to rear, wall mounted electric heater, walk in cupboard.

BATHROOM

Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, come towel rail, part tiled walls, tiled floor, spot lights.

DIRECTIONS

From our Swansea showroom proceed up Walter Road taking the second left onto Henrietta Street. Proceed to the bottom of the road turning left onto St Helens Road, at the traffic lights turn right into Dillwyn Street. Proceed down passing Tesco, at the traffic lights turn left onto Oystermouth Road. Follow the road and at the second set of traffic lights bear left onto Princess Way. The property is situated on the left hand side.

TENURE: Leasehold

Term: 249 years from 2007. Service Charge: £150 per calendar month approx to include broadband access, water and waste charges.

COUNCIL TAX: E

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.