



## **Excelsior Apartments, 3 Princess Way, Swansea, SA1 3LQ**

VIEWINGS 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 fitted kitchen/ lounge and dining room, two bedrooms one with en suite and family bathroom. Further benefits from uPVC double glazing, electric heating and an underground allocated parking space. Situated within walking distance to Swansea City Centre and with easy access to the M4 motorway. No chain. Leasehold. EPC-C.

**Best Offers Over £135,000**

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## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Stairs and lifts to all floors.

## **FIRST FLOOR**

### **ENTRANCE**

Enter via wooden door into:

### **HALLWAY**

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

### **OPEN PLAN FITTED KITCHEN/LOUNGE/DINING ROOM**

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, built in microwave, four ring electric hob with chimney style extractor fan over, integrated fridge/freezer, splash back tiles, wall mounted electric heater, part tiled and part laminate flooring, uPVC double glazed window to rear.

### **BEDROOM 1**

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

### **EN SUITE**

Three piece suite comprising step in shower, low level w.c, wall mounted wash hand basin with vanity unit under, part tiled walls, chrome wall mounted radiator, spot lighting, tiled flooring.

### **BEDROOM 2**

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

### **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level w.c, counter top wash hand basin with vanity unit under, majority tiled walls, chrome wall mounted radiator, spot lighting, tiled flooring.

### **EXTERNAL**

Allocated underground parking space.

**TENURE:** Leasehold

No ground rent. Service charge: £2,400 per annum

**COUNCIL TAX:** E

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

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.