



# Dawsons

estate agents

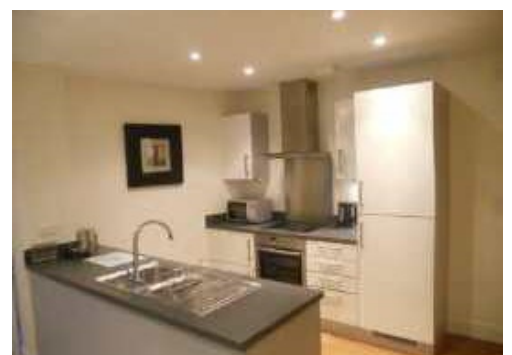


## 31 Meridian Tower, Trawler Road, Marina, Swansea, SA1 1JN

- SIXTH FLOOR APARTMENT
- ONE BEDROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH JULIET BALCONY AND PARTIAL SEA VIEWS
- VIEWING RECOMMENDED
- 24 HOUR CONCIERGE

**Asking Price £155,000**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
T: 01792 653100 | F: 01792 653111  
sa1sales@dawsonsproperty.co.uk



Six floor. Lift access.

## **ENTRANCE**

Enter via wooden door into:

## **HALLWAY**

Electric heater. Telephone entry system. Spotlights. Airing cupboard. Door to:

## **OPEN PLAN KITCHEN/LOUNGE 22'03 x 13'09 (6.78m x 4.19m)**

## **KITCHEN**

Fitted with modern white gloss wall and base units with work surface over. Set in stainless steel sink and drainer with mixer tap. Set in four ring electric hob with built under electric oven. Stainless steel extractor fan over. Integrated washer/dryer, dishwasher and fridge freezer. Extractor fan. Spotlights.

## **LOUNGE**

Double-glazed window and door to Juliet balcony with partial sea views. TV and telephone point. Electric heater. Spotlights.

## **BEDROOM 13'04 x 11'05 (4.06m x 3.48m)**

Double-glazed window to front. Fitted mirrored wardrobes. Telephone and TV point. Spotlights.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level W.C. and pedestal wash hand basin. Stainless steel towel heater. Splash back tiles. Extractor fan. Spotlights.

## **DIRECTIONS**

The property can be found directly opposite our showroom in the Meridian Tower.

**TENURE:** Leasehold  
Lease Term: 150 years from 2007  
Service Charge: £1,348.04 per annum  
Ground Rent: £200 per annum

**COUNCIL TAX:** E

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

