



Dawsons

estate agents



62 Meridian Bay, Trawler Road, Marina, Swansea, SA1 1PL

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH SEA VIEWS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
OPEN PLAN TO LOUNGE DINER LEADING TO
BALCONY WITH PARTIAL SEA VIEWS
- ELECTRIC HEATING
- LIFT ACCESS
- 24 HOUR CONCIERGE



Asking Price £129,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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First floor. Lift access.

Entrance via hardwood door into:-

OPEN PLAN KITCHEN INTO LOUNGE DINER 10'07 x 17'05 (3.23m x 5.31m)

KITCHEN

A range of wall, base and drawer units with work surface over. Stainless steel sink with mixer tap. Stainless steel oven with electric hob over. Stainless steel cooker hood. Extractor fan. Integrated fridge/freezer, dishwasher and washer/dryer.

LOUNGE DINER

Double-glazed patio door leading to balcony with partial sea views. Telephone entry system. Wall mounted electric heater. Spotlights.

BEDROOM 7'04 x 9'06 min/11'09 (2.24m x 2.90m min/11'09)

Double-glazed window with sea views. Fitted wardrobes. Wall mounted electric heater.

BATHROOM

Three piece suite comprising W.C., pedestal wash hand basin and panelled bath with shower over. Extractor fan. Heated towel rails.

EXTERNAL

No parking.

DIRECTIONS

From our showroom, The apartment is situated on the first floor and can be found directly opposite the Meridian Wharf block.

TENURE: Leasehold

Lease term: 150 years from 2007

Service charge: £1975 per annum

Ground rent: £200 per annum

COUNCIL TAX: D

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

