



Dawsons

estate agents



68 Meridian Tower, Trawler Road, Marina, SA1 1JW

- 12TH FLOOR MODERN APARTMENT
- PANORAMIC VIEWS OF SWANSEA BAY AND CITY CENTRE
- TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE
- OPEN PLAN LOUNGE DINER LEADING TO A SIT OUT BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SECURE UNDERGROUND PARKING
- 24HR CONCIERGE



Asking Price £255,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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12th floor apartment. Lift access.

HALLWAY

Telephone entry system. Wall mounted electric heater. Door to cupboard housing hot water tank, shelf and washer/dryer. Door to storage cupboard housing consumer unit water guard and control panel for heating.

BATHROOM

Three piece suite comprising W.C., pedestal wash hand basin and panelled bath with shower attachment and curtain. Full height tiling to bath area. Half height tiling to wall behind W.C., and wash hand basin. Shaving point. Chrome heated towel rail. Skimmed ceiling with recessed down-lights.

MASTER BEDROOM 15'02 max x 9'06 (4.62m max x 2.90m)

Double-glazed window with views of Swansea Bay, Mumbles and City Centre. Built in wardrobe with sliding mirror door. Wall mounted electric heater. TV and telephone points.

EN-SUITE

Three piece white bathroom suite comprising of W.C., pedestal wash hand basin and spacious step in shower. Full height to shower area. Half height tiling to walls behind W.C., and pedestal wash hand basin. Shaving point. Chrome heated towel rail. Skimmed ceiling with recessed down-lights.

BEDROOM TWO 13'03 approx x 9'05 (4.04m approx x 2.87m)

Double-glazed window with views of Swansea City Centre. Skimmed ceiling with a centre pendant ceiling light. TV point. Wall mounted electric heater.

LOUNGE DINER OPEN PLAN TO KITCHEN 23'09 max x 19'01 max (7.24m max x 5.82m max)

KITCHEN

A range of high gloss cappuccino wall, base and drawer units with wood effect worktop and under pelmet lights. Skimmed ceiling with recessed down-lights. 'Camaro' flooring. Stainless steel single electric oven. Four ring electric hob with stainless steel splash back and stainless steel and glass cooker hood. Integrated fridge/freezer and dishwasher. Stainless steel one and a half sink with drainer and mixer tap.

LOUNGE

Double-glazed floor length windows and double-glazed tilt and slide patio door leading to a decked sit out balcony with glass balustrade and views of Swansea Bay, Mumbles and City Centre. Skimmed ceiling with recessed down-lights. Two wall mounted electric heater. TV, telephone and sky points.

EXTERNAL

Secure underground parking.

DIRECTIONS

The apartment can be found directly opposite our showroom set within the Meridian Tower.

TENURE: Leasehold
Lease term: 150 years from 2007
Service charge: £3442
Ground rent: £225

COUNCIL TAX: G

EPC RATING: E

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

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.

