



# Dawsons

estate agents



## **169 Ambassador House, Trawler Road, Maritime Quarter, Swansea, SA1 1XZ**

- FIRST FLOOR APARTMENT OFFERING MARINA VIEWS
- TWO DOUBLE BEDROOMS
- OPEN PLAN MODERN KITCHEN
- LOUNGE DINER WITH SIT OUT BALCONY
- STYLISH SHOWER ROOM
- ALLOCATED UNDERGROUND PARKING



**Asking Price £179,950**

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

## FIRST FLOOR

Entrance via wood and glazed door to a vestibul which leads to Hallway.

Artex ceiling with coving. Electric heater, intercom, thermostat control for heating. Carpet.

Door to cupboard housing Hot Water Tank.

## BEDROOM 2 11'23 x 8'92 (3.94m x 4.78m)

Two double glazed windows with courtyard views. Electric heater. Fitted Wardrobes with sliding mirrored doors. Artex Ceiling with ceiling light. Carpet.

## MASTER BEDROOM 12'55 x 9'98 (5.05m x 5.23m)

Double glazed windows with partial marina views. Electric Heater. Artex ceiling with ceiling light. Carpet.

## LOUNGE/ DINER 21'53 x 14'35 (7.75m x 5.16m)

Open plan to kitchen.

Double glazed window to side and Double glazed french door leading to a sit out balcony with panoramic marina views. Skimmed ceiling with two ceiling lights. TV and telephone points. Electric heater.

## KITCHEN

Range of white gloss wall, base and drawer units with a complimentary work top. Space for washing machine and tumble dryer. Stainless Steel Oven, four ring induction hob with glass splash back. Stainless steal and glass extractor hood. Sink with drainer and mixer tap. Double glazed window with marina views.

## SHOWER ROOM

White WC and wash hand basin recessed into a vanity unit. Full tiling to all walls. Tiled floor. Shaver point. Wall mounted fan heater. Corner shower. Artex ceiling with ceiling light.

## EXTERNAL

Allocated underground parking space.

## DIRECTIONS

Leaving our showroom turn right, continue down Trawler Road and the apartment block can be found on your right hand side.

**TENURE:** Leasehold

Lease Term: 125 years from June 1985

Service Charge: £890.38 Per half year

Grout Rent: A peppercorn

## COUNCIL TAX:

## EPC RATING:

**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.

