



# Dawsons

estate agents



## 41 Monmouth House, Mannheim Quay, Swansea, SA1 1WD

- SECOND FLOOR
- ONE BEDROOM
- SEPARATE KITCHEN
- FAMILY BATHROOM
- DOUBLE GLAZED WINDOWS
- FULLY FURNISHED

**£109,950**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
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Second floor. Stairs to all floors.

### **HALLWAY**

Artex ceiling with single pendant light fitting. Entry telephone system. Storage cupboards housing water meter and fusebox in and the water tank. Carpet

### **BEDROOM 11'6 x 9'8 approx measurements to widest point (3.51m x 2.95m approx measurements to widest point)**

Double glazed window. Artex ceiling with single pendant light fitting. Cream carpet. Storage heater.

### **LOUNGE 14'3 x 9'8 approx measurements to widest point (4.34m x 2.95m approx measurements to widest point)**

Double glazed window. Artex ceiling with decorative 3 bulb light fitting. Carpet. Storage heater.

Door to ;

### **KITCHEN 10'10 x 7'10 approx measurements to widest point (3.30m x 2.39m approx measurements to widest point)**

Range of wall and base units with complimentary work top with tiled splashback above. Appliances included are freestanding under counter fridge, freestanding under counter freezer, freestanding double oven, worktop microwave. Lino flooring. Floor mounted heater. Stainless steel single bowl sink and drainer. Single strip light on ceiling

### **BATHROOM 6'5 x 7'5 approx measurements to widest point (1.96m x 2.26m approx measurements to widest point)**

Champagne coloured bath, WC and wash hand basin/pedestal. Electric shower over the bath. Artex ceiling with single pendant light fitting. Heated towel rail. Dimplex wall mounted heater. Wall mounted wooden medicine cabinet.

### **DIRECTIONS**

**TENURE:** Leasehold

**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.

