



# Dawsons

estate agents



## 31 Pembroke Buildings, Cambrian Place, Marina, Swansea, SA1 1RL

- RECENTLY REFURBISHED
- STUDIO
- SHOWER ROOM
- WALKING DISTANCE TO CITY CENTRE AND MARINA
- CLOSE PROXIMITY TO LOCAL AMENITIES
- IDEAL INVESTMENT PROPERTY

**£57,950**

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

### HALLWAY

Skimmed ceiling with recessed down light. Laminate floor. Cupboard housing hot water tank and plumbing for washing machine.

### LOUNGE, KITCHEN, BEDROOM 15'6 x 11'8 (4.72m x 3.56m)

Fitted wall unit with pull down bed and wardrobes and cupboards. Single glazed sash windows. Skimmed ceiling with down lights. Laminate floor.

### KITCHEN AREA

Range of wall, base and drawer units with wood effect work top and tiled splash back behind. Stainless steel oven. Four ring hob and integrated extractor hood. White sink with drainer and mixer tap. Space for low level fridge freezer.

### SHOWER ROOM

White suite comprising W. C, pedestal wash hand basin and step in shower. Vinyl floor. Full height tiling to shower. Half height to all other walls. Skimmed ceiling with ceiling light.

**TENURE:** Leasehold  
Lease Term: Years - 125 years  
Service Charge £593.55 half yearly  
Ground rent £37.50 half yearly

**COUNCIL TAX:** B

**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.

