



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.



2 CAMONA DRIVE, TRAWLER ROAD, SWANSEA,  
£229,950



We are delighted to offer for sale an unique duplex apartment situated within walking distance to the Marina and seafront. The lower floor comprises two double bedrooms with fitted wardrobes and four piece family bathroom. The upper floor offers a separate kitchen and spacious lounge diner with two balconies with partial Marina views. The property benefits from allocated parking and its own private entrance.

Upvc double glazed door to;

**HALLWAY**

Artex ceiling with coving and pendant ceiling light. Wall mounted consumer unit. Double glazed window on staircase.

Stairs to first and and second floor landings which benefit from double glazed port hole windows. Electric heater. Two telephone points.

Secure door to apartment hallway situated on the second floor.

**HALLWAY**

Double glazed port hole window. Artex ceiling with coving and ceiling light. Intercom. Electric heater. Loft access. Carpet. Door to storage cupboard.

**BEDROOM TWO 14'7 X 11'13 (4.45m X 3.68m)**

Double glazed window with partial marina views. Artex ceiling with coving and ceiling light. Electric heater. Fitted wardrobes. Carpet.

**BEDROOM ONE 14'6 X 11'0 (4.42m X 3.35m)**

Double glazed window. Artex ceiling with coving and ceiling light. Electric heater. Fitted wardrobes . Carpet.

**BATHROOM**

Four piece suite comprising W. C , pedestal wash hand basin, corner bath and step in shower. Full height tiling to all walls. Artex ceiling with coving and ceiling light. Wall mounted fan heater. Tiled floor. Double glazed frosted window.



**SECOND FLOOR**

Artex ceiling with ceiling light. Loft access. Store cupboard housing hot water tank.

**KITCHEN 12'5 X 6'6 (3.78m X 1.98m)**

Range of white gloss wall, base and drawer units with black work top, breakfast bar and tiled splash back above. Single white electric oven. Four ring hob and integrated extractor hood. One and half bowl sink with drainer and mixer tap. Space for washing machine. Integrated fridge freezer. Black tiled floor. Double glazed window.

**LOUNGE DINER 22' X 14'8 (6.71m X 4.47m)**

Two double glazed french doors leading to sit out balconies with partial marina views. Artex ceiling with coving and ceiling lights. Feature fire surround with electric fire. T. V and telephone points electric heater. Carpet.

**EXTERNAL**

Allocated surface parking space.

**DIRECTIONS**

From our Showroom continue along Trawler Road and take the first turning right into Camona Drive where the property can be found on your right hand side.

**TENURE:** Leasehold

Lease term 125 years from 1985

Service charge £1,014.18 per half year

Ground rent peppercorn

**COUNCIL TAX:** F

**EPC RATING:** TBC

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

