



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.



22 ST MARGARETS COURT, MARINA, SWANSEA,
£279,950



A stylish ground floor apartment offering views over Swansea Bay and the Promenade. This spacious apartment comprises two double bedrooms, both with French doors to the "wrap around" terrace, and master bedroom with en-suite, family bathroom, lounge/ diner with feature curved floor to ceiling windows and French doors leading to the "wrap around" terrace and open plan to kitchen. Other benefits include gas central heating and allocated parking.

Ground floor.

HALLWAY

Skimmed ceiling with two pendant ceiling lights. Wall mounted intercom. Gas central heating radiator. Wall mounted heating control. Door to storage cupboard housing hot water tank.

MASTER BEDROOM 10'08 x 9'07 (3.25m x 2.92m)

Skimmed ceiling with two pendant ceiling lights. Wall mounted intercom. Gas central heating radiator. Wall mounted heating control. Door to storage cupboard housing hot water tank.

ENSUITE

White suite comprising WC, pedestal wash hand basin and step in corner shower. Gas central heating radiator. Shaver point. Full height tiling to the shower, half height tiling to all other walls.

BEDROOM TWO 12'10 x 9'03 (3.91m x 2.82m)

Double glazed French doors with glazed side panels leading to the wrap around terrace with views towards Swansea Bay and Promenade. Skimmed ceiling with pendant ceiling light. TV point. Gas central heating radiator.

BATHROOM

White suite comprising WC, pedestal wash hand basin and side panel bath with hand held shower. Gas central heating radiator. Shaver point. Half height tiling to walls.

LOUNGE DINER 19'05 x 14'07 (5.92m x 4.45m)



Curved double glazed windows and French doors leading to the wrap around terrace with views of the Promenade and Swansea Bay. Skimmed ceiling with two pendant ceiling lights. TV and telephone points. Two gas central heating radiators. Open plan to:

KITCHEN 14'06 approx x 7'11 approx (4.42m approx x 2.41m approx)

Range of wood effect wall, base and drawer units with complimentary work top. Stainless steel double oven with integrated grill. Four ring gas hob with stainless steel splash back and stainless steel chimney hood extractor fan. Stainless steel one and a half bowl sink with drainer and mixer tap. Wall mounted cupboard housing gas central heating boiler. Double glazed window. Space for washing machine and fridge freezer.

EXTERNAL

Allocated surface parking.

DIRECTIONS

Leave our showroom and turn right up Trawler road. Take the turning right signposted Fishermans Way. Continue along this road and turn right at St Margarets Court. The property can be found on the right hand side.

TENURE: Leasehold

Lease term: 125 years from 2007

Service Charge: £1,531.32 per annum

Ground Rent: £100 per annum

COUNCIL TAX: F

EPC RATING: B

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

