



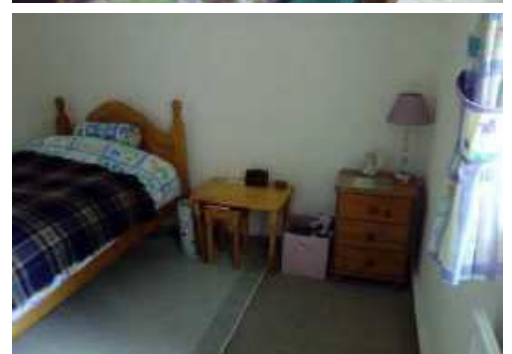
# Dawsons

estate agents



## 48 Trawler Road, Marina, Swansea, SA1 1XB

- 50 % OWNERSHIP
- ONE BEDROOM
- GROUND FLOOR
- LOUNGE WITH SEPERATE KITCHEN
- GAS CENTRAL HEATING WITH A RECENTLY FITTED WORCESTER COMBI-BOILER
- NO CHAIN



**£106,000**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
T: 01792 653100 | F: 01792 653111  
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## **ENTRANCE**

Communal entrance with intercom entrance and front door into:

## **Vestabule**

With wall mounted phone entry system and door into

## **Hallway**

Storage cupboard, doors leading to all other rooms.

## **Lounge**

Two front facing windows ,radiator, sky and bt points , opening into:

## **Kitchen 11'08 x 6'07 (3.56m x 2.01m)**

Rear facing window, a range of wall and base units with complementing work surface over, electric oven 4 ring gas hob, pull out extractor hood, wall mounted recently fitted Worcester boiler, washing machine space, radiator, open walk in larder. Vinyl flooring

## **Bedroom 9'89 x 8'48 (5.00m x 3.66m)**

Front facing window, radiator.

## **New room**

## **DIRECTIONS**

Leaving our showroom turn right and carry along Trawler Road until you see the turning for Trawler Road, the property can be found on the right hand side.

**TENURE:** Leasehold  
50% ownership Rent £150 pm  
Ground rent £25  
service charge £100 pcm

**COUNCIL TAX:** C

**EPC RATING:** C

**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.

