



Dawsons

estate agents

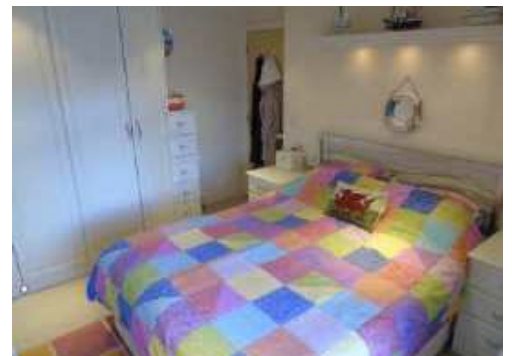


68 Altamar, Kings Road, Swansea, SA1 8PP

- A WELL PRESENTED SECOND FLOOR WATERFRONT APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE DINER OPEN PLAN TO A FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SIT OUT BALCONY ACCESSIBLE FROM LOUNGE AND BEDROOM WITH WATER VIEWS
- SECURE ALLOCATED PARKING
- LIFT ACCESS
- VIDEO ENTRY SYSTEM

£132,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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SECOND FLOOR

Lift and stair access.

HALLWAY

Skimmed ceiling with ceiling lights. Wall mounted electric heater. Video entry system. Door to storage cupboard housing hot water tank. Laminate floor.

LOUNGE DINER 12'9 x 14'8 (3.89m x 4.47m)

Double glazed window and double glazed French door leading to sit out balcony with water views. Electric heater. T.V and Telephone points. Skimmed ceiling with recessed down-lights. Laminate floor.

Leading to an open plan kitchen.

BATHROOM 7'5 x 6'9 (2.26m x 2.06m)

Three piece white suite comprising panelled bath with shower over and glass shower screen, low level W.C., and wash hand basin built into a vanity unit. Full height tiling to all walls and tiled floor. Heated towel rail. Skimmed ceiling with recessed down-lights. Shaver point.

KITCHEN 8'4 x 6'9 (2.54m x 2.06m)

A range of wood effect wall, base and drawer units with complimentary worktop and mosaic tiled splash back above. Electrolux stainless steel oven. Stainless steel four ring induction hob with stainless steel chimney extractor hood. Integrated washing machine, microwave and fridge freezer. One and a half bowl stainless steel sink with drainer and mixer tap. Skimmed ceiling with recessed down lights. Storage cupboard. Tiled floor.

BEDROOM 12'07 max x 9'9 (3.84m max x 2.97m)

Double glazed French door leading to sit out balcony with water views. Electric heater. Fitted wardrobes. Skimmed ceiling with recessed downlights. T. V and telephone point. Carpet.

EXTERNAL

Allocated parking space.

TENURE: Leasehold

Lease Term: 125 Years from 2004

Service Charge: £893.62 per half year includes water and building insurance

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

