



Dawsons

estate agents



3 Yr Hafan, Langdon Road, SA1 Marina, Swansea, SA1 8RD

- MODERN TOP FLOOR APARTMENT
- WITH WATER VIEWS
- TWO BEDROOMS
- STYLISH OPEN PLAN KITCHEN
- LOUNGE WITH SIT OUT BALCONY
- MODERN FITTED BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE



Offers In Excess Of £160,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
T: 01792 653100 | F: 01792 653111
sa1sales@dawsonsproperty.co.uk



SECOND FLOOR

Stair access.

ENTRANCE HALLWAY

Double glazed window to the side. Gas central heating radiator. Intercom. Storage cupboard. Loft hatch. Skimmed ceiling with ceiling light. Chrome switches and sockets. Wood effect "Colonia" Polyfor flooring.

LOUNGE DINER OPEN PLAN TO KITCHEN 20'1 x 14'2 max (6.12m x 4.32m max)

LOUNGE

Double glazed window to side. Double glazed French doors leading to a sit out decked balcony with water and garden views. Gas central heating radiator. T. V, telephone and Virgin cable points. Skimmed ceiling with ceiling light. Chrome switches and sockets. Wood effect "Colonia" Polyfor flooring.

Open to;

KITCHEN

Range of white gloss wall, base and drawer units with white composite quartz worktop. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated fridge freezer, slimline dishwasher and washing machine. Stainless steel oven. Four ring gas hob with glass splash back and stainless steel chimney hood extractor fan. Chrome switches and sockets. Wood effect "Colonia" Polyfor flooring. Door to storage cupboard. Double glazed window with courtyard views.

MASTER BEDROOM 11'9 max x 10'2 (3.58m max x 3.10m)

Double glazed floor length window to the side. Skimmed ceiling with ceiling light. Gas central heating radiator. T. V and telephone point. Chrome switches and sockets. Carpet.

BEDROOM TWO 9'7 x 7'5 (2.92m x 2.26m)

Double glazed window to side. Telephone and Virgin cable connection. Gas central heating radiator. Skimmed ceiling with ceiling light. Chrome switches and sockets. Carpet.

BATHROOM

Three piece suite comprising bath with over head shower, shower screen and full height tiling, W.C and pedestal wash hand basin with half height tiling. Wood effect "Colonia" Polyfor flooring. Chrome heated towel rail. Shaver point. Double glazed obscured glass panelled window to the side.

EXTERNAL

Allocated surface parking space. Bin store. Bicycle storage.

TENURE: Leasehold
Lease term: 999 years from 2013
Service charge: £120 per month

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.

