



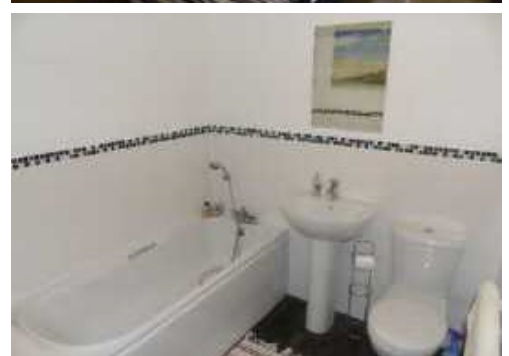
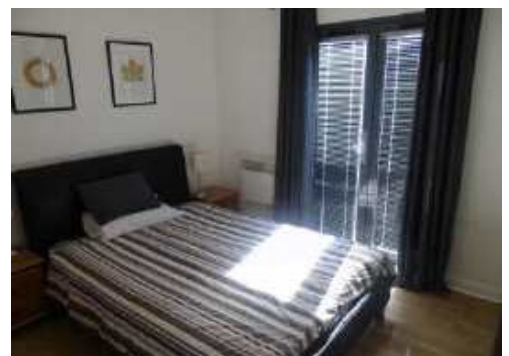
# Dawsons

estate agents



## 26 St Catherines Court, Marina, Swansea, SA1 1SD

- MODERN APARTMENT
- CLOSE TO ALL LOCAL AMMENITIES
- OPEN PLAN LOUNGE/DINING
- MODERN FITTED KITCHEN
- EYE LEVEL OVEN
- ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOMS
- MASTER ENSUITE
- RENTAL POTENTIAL £825PCM



**£169,950**

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

Ground floor

### **HALLWAY**

Skimmed ceiling with ceiling light. Electric Heater. Intercom. Wood effect laminate flooring. Cupboard housing hot water tank and storage.

### **LOUNGE 17'09 x 11'01 (5.41m x 3.38m)**

Double glazed french doors with Juliet balcony. Double glazed window. Skimmed ceiling with two ceiling lights. Two electric heaters. Telephone and TV points. Wood effect laminate flooring.

Open plan to;

### **KITCHEN 10'10 x 7'11 (3.30m x 2.41m)**

Beech effect wall, base and drawer units with black top work. Stainless steel eye level double oven with integrated grill. Four ring ceramic hob with stainless steel extractor hood. One and a half bowl sink with drainer and mixer tap. Double Glazed window. Wood Effect flooring.

### **BATHROOM**

Half tiled with boarder tile, white bathroom suite with bath with mixer taps and hand held shower attachment, pedestal sink and W.C.

### **MASTER BEDROOM 11'04 x 9'01 (3.45m x 2.77m)**

Double glazed french doors with Juliet Balcony. Skimmed ceiling with ceiling light. Stylish, quad fitted wardrobe. Electric heater. Wood effect flooring.

Door leading to Ensuite.

### **EN-SUITE**

White suite comprising fully tiled step in shower, white pedestal wash hand basin and W.C. Half height tiling to other walls. Skimmed ceiling with ceiling light.

### **BEDROOM TWO 12'05 7'12 (3.78m 2.44m)**

Double glazed window. Skimmed ceiling with pendant ceiling light. Wood effect flooring. Electric heater. Fitted wardrobes.

### **EXTERNALLY**

Allocated parking space.

### **DIRECTIONS**

Leaving our showroom turn right, carry along Trawler Road. Turn right into Fisherman's Way. Take the first left into St. Catherines Court and the apartment can be found on the left hand side.

**TENURE:** Leasehold  
Lease Term: 125 years  
Service Charge: £1,300 approx per annum  
Ground Rent: £100 per annum

**COUNCIL TAX:** E

**EPC RATING:** C

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

