



Dawsons

estate agents



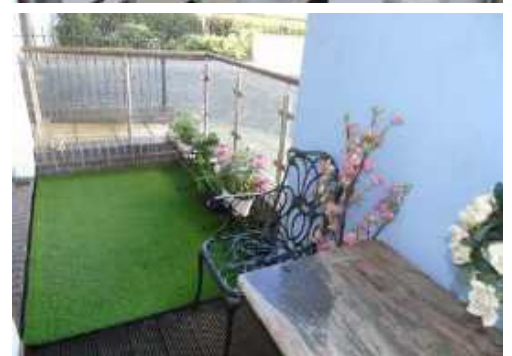
6 Mariners Court, Lamberts Road, Swansea

- UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS GROUND FLOOR ONE BEDROOM APARTMENT
- MODERN OPEN PLAN KITCHEN
- LOUNGE DINER LEADING TO A SIT OUT TERRACE
- STYLISH BATHROOM
- GAS CENTRAL HEATING
- ALLOCATED SECURE UNDERGROUND PARKING
- AGE RESTRICTION OVER 55
- 66.6% OWNERSHIP



£99,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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sa1sales@dawsonsproperty.co.uk



GROUND FLOOR

HALLWAY

Skimmed ceiling with two ceiling lights. Intercom. Gas central heating radiator. Carpet. Door to storage cupboard housing hot water tank, shelving and heating control.

BEDROOM 15'7 x 10'5 (4.75m x 3.18m)

Two double glazed windows with courtyard views. Skimmed ceiling with ceiling light. Fitted wardrobes with sliding mirrored doors. T.V and telephone points. Gas central heating radiator.

BATHROOM

White suite comprising W. C, pedestal wash hand basin with half height tiling behind and bath with shower over and full height tiling. Skimmed ceiling with ceiling light. Shaver point. Gas central heating radiator. Vinyl floor. Two wall mounted cabinets.

LOUNGE DINER OPEN PLAN TO KITCHEN 20'7 x 12'9 (6.27m x 3.89m)

LOUNGE DINER

Double glazed french door leading to a sit out terrace with views over the courtyard. Skimmed ceiling with ceiling light. T.V and telephone points. Carpet. Two gas central heating radiators.

KITCHEN

Range of wood effect wall, base and drawer units with complimentary work top and tiled splash back above. Stainless steel single eye level oven. Four ring ceramic hob with tiled splash back and stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer tap. Space for washer dryer and fridge freezer.

EXTERNAL

Secure allocated underground parking space.

DIRECTIONS

From our office on Trawler Road turn right onto Oystermouth Road , pass Sainsburys Supermarket through the traffic lights and along the dual carriageway, at the next light turn right and take first left at the roundabout. Take the first left again and Mariners Court can be found directly in front of you.

TENURE: Leasehold

Lease Term: 125 years from 2008

Service Charge: TBC including water, gas central heating and hot water.

Ground Rent: TBC including 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.

