



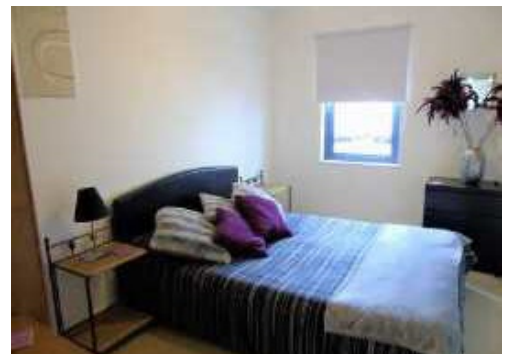
Dawsons

estate agents



44 Fishermans Way, Maritime Quarter, Swansea, SA1 1SU

- GROUND FLOOR APARTMENT WITH VIEWS
- TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE AND JULIET BALCONY
- OPEN PLAN LOUNGE/DINER WITH JULIET BALCONY MODERN FITTED KITCHEN
- ALLOCATED PARKING
- ELECTRIC HEATING
- NO ONGOING CHAIN



£199,950

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

HALLWAY

Intercom. Electric heater. Wall mounted heating control. Door to storage cupboard. Door to cupboard housing hot water tank.

LOUNGE/ DINER 11'47 x 18'7 (max) (4.55m x 5.66m (max))

Two double glazed windows and double glazed French doors leading to a Juliet balcony with views towards Mumbles and Swansea Bay promenade.

Open to;

KITCHEN 8'11 x 11'32 (2.72m x 4.17m)

Range of "cappuccino" wall, base and drawer units with black worktop. Stainless steel eye level oven. Four ring ceramic hob with glass splashback and stainless steel chimney hood extractor fan. Space for fridge freezer and washing machine. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window.

MASTER BEDROOM 8'94 x 11'16 (4.83m x 3.76m)

Double glazed French doors leading to Juliet balcony with courtyard views. Electric heater. TV point.

Sliding door to;

ENSUITE

White suite comprising W.C, pedestal wash hand basin and step in shower. Full height tiling to all walls. Shaver point. Wall mounted fan heater.

BEDROOM TWO 8'09 x 12'12 (2.67m x 3.96m)

Double glazed window with courtyard views. Electric heater. T. V point.

BATHROOM

White suite comprising W.C, pedestal wash hand basin and bath with hand held shower. Full height tiling to all walls. Shaver point. Chrome heated towel rail.

EXTERNAL

Allocated service parking space.

TENURE: Leasehold

Lease term 125 years

Service charge £839.81 inclusive of water

Ground Rent £100

COUNCIL TAX: E

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.

