



Dawsons

estate agents



38 Trawler Road, Maritime Quarter, Marina, Swansea, SA1 1XB

- SITUATED IN THE HEART OF THE MARINA
- TWO DOUBLE BEDROOMS
- BENEFITTING FROM A LONG LEASE OF 189 YEARS FROM 2016
- LOUNGE DINER WITH SIT OUT BALCONY
- SEPARATE MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- NO GROUND RENT PAYABLE.



£145,000

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SECOND FLOOR

Stairs to all floors.

HALLWAY

Wood laminate flooring. Ornate coving cornice. Storage cupboard with shelving, hanging railing and consumer unit. Gas central heating radiator with ornate radiator cover. Telephone point. Second storage cupboard housing hot water tank, shelving and floor storage.

BEDROOM ONE 17'0 x 9'1 (5.18m x 2.77m)

Two double glazed windows. Ceiling mounted fan and light. Triple fitted wardrobes with drawer unit. Matching mirror and dressing table with stool. Over bed built -in headboard with lighting. Gas central heating radiator. Wood effect laminate flooring. Bi fold door.

BEDROOM TWO 8'1 x 12'0 (2.46m x 3.66m)

Double glazed window. Coving. Wood effect laminate flooring. Gas central heating radiator. Bi fold door.

BATHROOM 5'1 x 6'1 (1.55m x 1.85m)

Modern suite comprising a water saving W.C, water meter and wash hand basin with chrome mixer tap recessed into a vanity unit. New shower fixture over bath with two house mixer tap and shower curtain and rail. Heated towel rail. Three glass shelving. Double glazed window. Bi fold door. Tiled effect flooring .Partially tiled walls.

KITCHEN 12'03 x 7'01 (3.73m x 2.16m)

A range of wall and base larder unit. Integrated fridge freezer, built in double fan assisted oven and grill, inset electric hob,

Worktop, tiled splash back, under-unit lighting. Half-bowl stainless steel sink with mixer taps. Integrated dishwasher. Breakfast bar. Two corner storage base units with pull-out corner shelves. Radiator. Gas Glow-Worm wall-mounted boiler. Provisions for a washing machine. Double glazed window. Tile-effect laminate flooring. Wall shelving. Heating and water programmer. Bi fold door. Green view from window.

LOUNGE 10'1 x 14'10 (3.07m x 4.52m)

Heating thermostat. Wood effect laminate flooring. Gas central heating radiator. Double glazed sliding doors leading to a sit out balcony benefitting from morning sun. Vertical blinds.

EXTERNAL

Allocated parking space

TENURE: Leasehold
Lease term 189 years from 2016
Ground rent N/A
Service charge £162.68 pcm

COUNCIL TAX: D

EPC RATING: B

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

