Dawsons
estate agents

49 Abernethy Quay, Trawler Road, Marina, Swansea, SA1 1UL

- GROUND FLOOR APARTMENT WITH VIEWS ACROSS THE MARINA BASIN
- NEWLY FITTED KITCHEN
- LOUNGE
- BEDROOM WITH SIT OUT TERRACE
- CLOSE TO ALL LOCAL AMMENITIES
- NO CHAIN
- ALLOCATED PARKING
- INVESTMENT OPPORTUNITY ACHIEVE BETWEEN £650 - £700 PCM

Reduced To £112,950

ENTRANCE
Communal entrance into hallway and door into:

HALLWAY
Laminate flooring. Gas central heating radiator. Wall mounted entrance phone. Two large storage cupboards with radiators.

LOUNGE 16'01 x 9'09 (4.90m x 2.97m)
Laminate flooring. Gas central heating radiator. TV point. Window with views across Marina. Sliding door into:

KITCHEN 9'05 x 6'02 (2.87m x 1.88m)
A newly fitted range of wall, base and rawer units with complimentary work surface and tiled splash back above. Laminate flooring. Window with Marina views. Wall mounted combination boiler. Stainless steel newly fitted oven. Four ring hob with stainless steel and glass cooker hood. Stainless steel sink with mixer taps. Space for washing machine and fridge freezer.

BEDROOM 9'05 x 10'02 (2.87m x 3.10m)
Patio doors leading out to sit out terrace with views across the Marina basin. Gas central heating radiator.

BATHROOM 6'01 x 6'02 (1.85m x 1.88m)
Low level bath with mixer taps and telephone shower attachment and shower screen. Wash hand basin recessed into a vanity unit and low level W.C. Chrome towel radiator. Fully tiled walls and floor.

EXTERNAL
Use of parking space situated in a padlocked parking area.

TENURE: Leasehold
RMG
Leasehold - Service charge £149.63 Per month
Service charge increase for 4 years to cover the cost of replacement

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 653100