



14 Ocean Crescent, Marina, Swansea, SA1 1YZ

A three bedroom top floor apartment situated on Swansea promenade offering panoramic views across Swansea Bay and Mumbles head. The property offers lounge with dual balcony with stunning views, kitchen/ breakfast room, bathroom, cloakroom, three bedrooms. Externally: Allocated parking. NO CHAIN

£264,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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ENTRANCE

Communal door leading to stairs up to top floor, door into

Hallway

L shaped hallway , laminate flooring, electric heater, airing cupboard housing hot water cylinder, 11'06 x 9'06 door into cloakroom with tiled floor, wash hand basin and W.C.

BEDROOM ONE 11'06 x 9'06 (3.51m x 2.90m)

Window overlooking courtyard, alcove with dressing table ,fitted wardrobe, electric heater.

BEDROOM TWO 8'06 x 11'06 (2.59m x 3.51m)

Window with views , electric heater.

BEDROOM THREE 9'02 x 8'08 (2.79m x 2.64m)

Window with views, electric heater.

LOUNGE 15'02x 14'05 narrowing to 10'05 (4.62m x 4.39m narrowing to 3.18m)

Dual sit out balconies offering sweeping views ,laminate flooring,2 x electric heaters ,tv point.

KITCHEN/BREAKFAST 12'02 x 7'03 (3.71m x 2.21m)

Two windows with views, fitted with a range of wall and base units with complimenting work surface over, electric oven, hob and cooker hood, tiled splash back, integrated under counter fridge and freezer, washing machine space ,breakfast bar. Spot lights ,tiled floor.

BATHROOM

Curved bath with shower over and screen, wash hand basin, W.C, tiled floors and walls, spotlights.

EXTERNALLY

Allocated Parking space.

TENURE: Freehold
125 years form 1985
RMG
Service charge £1950per annum

COUNCIL TAX:

EPC RATING: D

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



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