



Dawsons

estate agents



3 Ferrara Quay, Maritime Quarter, Marina, Swansea, SA1 1UQ

- FIRST FLOOR APARTMENT PANORAMIC MARINA VIEWS
- TWO DOUBLE BEDROOMS
- STYLISH FITTED KITCHEN
- LOUNGE DINER WITH SIT OUT BALCONY
- NO CHAIN
- EPC -



£129,950

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
T: 01792 653100 | F: 01792 653111
sa1sales@dawsonsproperty.co.uk

FIRST FLOOR

Stairs to all floors.

HALLWAY

Tiled floor. Intercom. Telephone point. Store cupboard with consumer unit. Store cupboard with shelving.

BEDROOM TWO 12'04 x 8'2 (3.76m x 2.49m)

Wood double glazed window to front. Gas central heating radiator. Water meter.

BATHROOM 6'8 x 5'7 (2.03m x 1.70m)

White suite comprising WC and wash hand basin recessed into a vanity unit with full height tiling behind. Bath with shower over and shower screen. Wood double glazed window. Tiled floors. Gas central heating radiator.

KITCHEN 12'04 x 6'9 (3.76m x 2.06m)

Range of wood effect wall, base and drawer units with granite worktop and tiled splash back above. Stainless steel sink with drainer and mixer tap. Gas central heating boiler. Two wood double glazed windows. Stainless steel single oven. Four ring ceramic hob and stainless steel chimney hood extractor. Integrated fridge and freezer. Space for washing machine.

LOUNGE DINER 13'5 x 10'1 (4.09m x 3.07m)

Double glazed window to side. Double glazed French door leading to a sit out balcony with panoramic Marina. Gas central heating radiator. T. V point.

MASTER BEDROOM 16'7 x 9'2 (5.05m x 2.79m)

Two wood double glazed windows with Marina views. Gas central heating radiator.

EXTERNAL

Allocated parking space.

TENURE: Leasehold

Lease term: 99 years from 1984 66 years remaining

The service charge TBC

The ground rent TBC

COUNCIL TAX: E

EPC RATING: TBC

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.

