



Dawsons

estate agents



47 Fishermans Way, Maritime Quarter, Marina, Swansea, SA1 1SU

- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER WITH JULIET BALCONY
- TWO DOUBLE BEDROOMS - MASTER WITH ENSUITE AND JULIET BALCONY
- ALLOCATED PARKING
- NO CHAIN
- EPC - -C



£184,950

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

Stairs to all floors.

HALLWAY

Intercom. Wall mounted heating control panel. Storage cupboard housing hot water tank. Storage cupboard. Electric heater.

LOUNGE DINER 17'08 x 11'06 widening to 14'05 (5.38m x 3.51m widening to 4.39m)

Double glazed French door leading to Juliet balcony and double glazed window with partial sea views. Electric Radiator. TV, telephone and Sky points.

Open plan to ;

KITCHEN 11'9 max x 11'0 (3.58m max x 3.35m)

A range of high gloss wall, base and drawer units with feature glass unit doors, built in wine rack and complimentary worktop. Stainless steel one and half bowl sink with drainer and mixer tap. Four ring electric hob with glass splash back and stainless steel extractor hood. Stainless steel eye-level grill and oven. Integral washing machine, dish washer and fridge freezer. Double glazed window.

MASTER BEDROOM 11'9 max x 11'0 (3.58m max x 3.35m)

Double-glazed French doors leading to Juliet balcony overlooking the court yard. Electric heating. TV and telephone points. Door to en-suite

ENSUITE

Three piece suite comprising low level W.C, pedestal wash hand basin and step in shower. Shaving point. Centre ceiling light. Tiled walls.

BEDROOM TWO 12'10 X 8'2 (3.91m X 2.49m)

Double glazed window. TV and telephone point. Electric radiator. Centre ceiling light.

BATHROOM

Three piece suite comprising a low level W.C, pedestal wash hand basin and side panel bath with hand held shower. Shaving point. Centre ceiling light. Ceiling extractor fan. Part tiled walls.

EXTERNAL

Allocated parking No. 47

TENURE: Leasehold

Lease Term: 125 years from 2005

Service Charge: £800 approx

Ground Rent: £150 per annum

COUNCIL TAX: C

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.

