



# Dawsons

estate agents

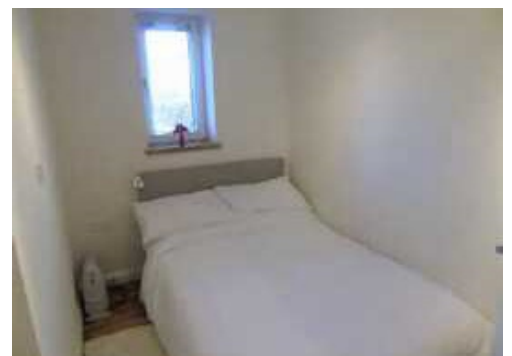


## 4 Camona Drive, Trawler Road, Marina, Swansea, SA1 1YJ

- OWN PRIVATE ENTRANCE
- PARTIAL SEA VIEWS
- MODERN FITTINGS
- OPEN PLAN KITCHEN INTO LOUNGE
- SIT OUT BALCONY
- STYLISH SHOWER ROOM
- ALLOCATED PARKING SPACE
- NO CHAIN
- EPC RATING D

**£110,000**

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## **GROUND FLOOR**

Private entrance.

## **HALLWAY**

Wall mounted consumer unit. Laminate floor.

## **SHOWER ROOM**

White low level W. C. Circular glass feature sink with wood unit. Corner shower. Double glazed window.

## **LOUNGE OPEN PLAN TO KITCHEN 15'1 X 12'4 (4.60m X 3.76m)**

Double glazed french door leading to a sit out balcony with partial sea views. Door to storage cupboard with T. V and telephone points.

Range of cream high gloss wall, base and drawer units with wood effect worktop and tiled splash back above. Stainless steel sink with drainer and mixer tap. Space for washing machine and fridge freezer. Integrated dishwasher. Stainless steel electric oven. Four ring electric hob with stainless steel extractor hood.

Door to;

## **BEDROOM 9'0 X 6'0 (2.74m X 1.83m)**

Double glazed window. Door to fitted wardrobe.

**TENURE:** Leasehold  
Lease term 125 years  
Service charge £1170.42 pa  
Ground rent £200 pa

**COUNCIL TAX:** C

**EPC RATING:** D

**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.

