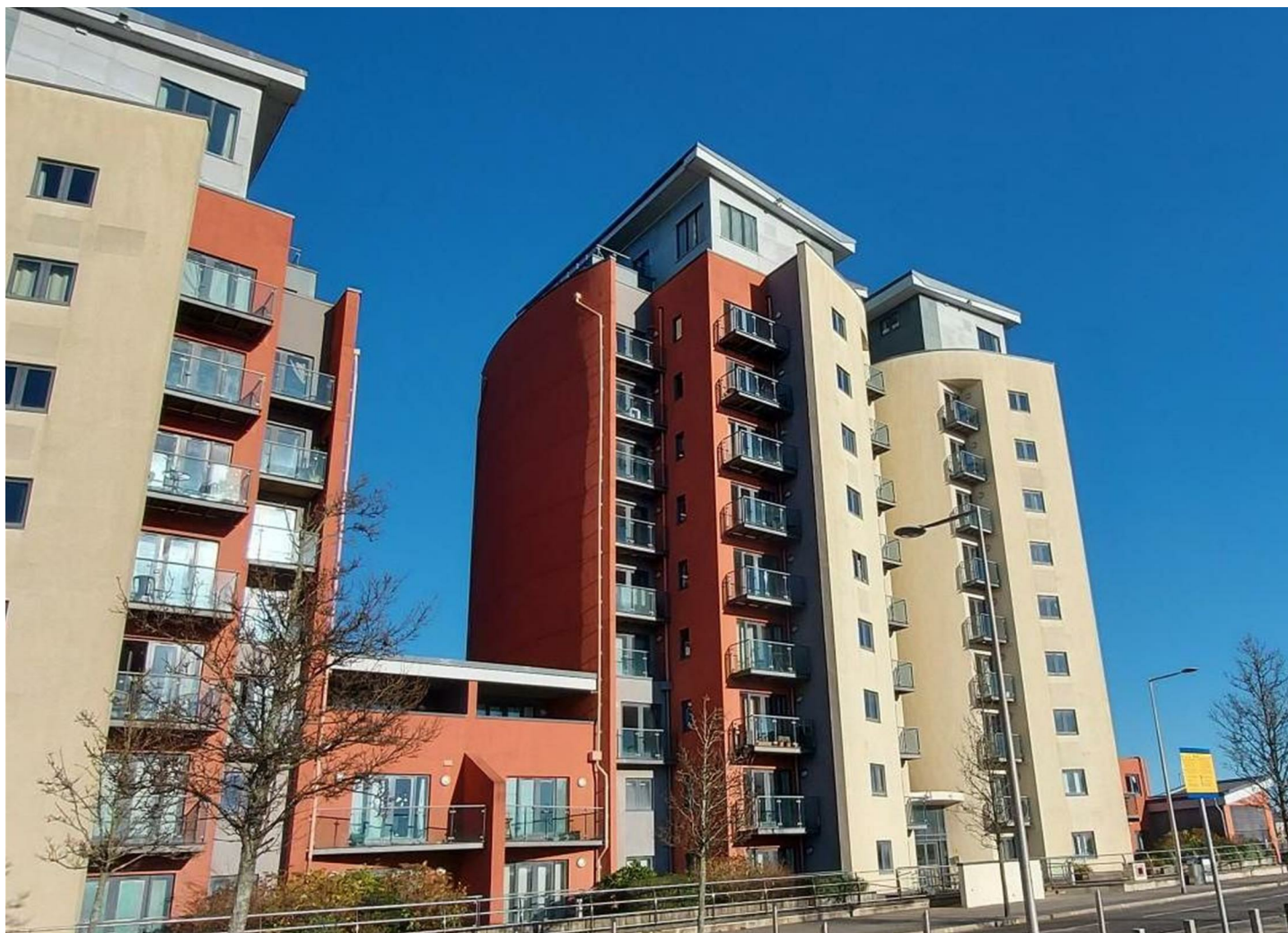
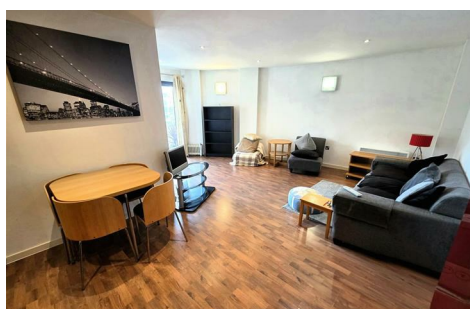




117 South Quay Kings Road

Marina, Swansea, SA1 8AL

Asking Price £129,950



FULL DESCRIPTION

ENTRANCE

Communal entrance to first floor. Lift access.

HALLWAY

Video intercom system. Ceiling spotlights. Electric heater. Door to cupboard housing hot water tank and washer/dryer.

SHOWER ROOM

6'9" x 5'6" (2.06 x 1.68)

Newly fitted, White suite comprising WC, wash hand basin set in vanity unit and step in shower. Tiled floor and walls. Chrome heated towel rail. Shaver point. Spotlights.

BEDROOM

3.48 x 4.78 max

Double glazed window with partial sea view. Electric heater. Ceiling spotlights. TV and telephone points.

OPEN PLAN LOUNGE DINER TO KITCHEN

19'8" Max x 18'1" narrow to 11'6" (5.99 Max x 5.51 narrow to 3.51)

LOUNGE

Double glazed French doors leading to a sit out balcony. Spotlights. Two wall lights. Electric heater. Laminate flooring. TV and telephone points.

KITCHEN

Range of high gloss red wall, base and drawer units with grey worktop over. Integrated fridge freezer and dishwasher. Stainless steel oven. Four ring ceramic hob with stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Ceiling spotlights. Laminate wood effect flooring.

EXTERNAL

Allocated underground parking space

TENURE

Lease term 150 years, 129 years remaining

Service charge £2796,60 pa approx

Ground Rent £150 pa

COUNCIL TAX BAND D

EPC RATING B

FURTHER INFORMATION

No holiday lets and no pets allowed.

AREA MAP



FLOOR PLANS

GROUND FLOOR



When you purchase this property you will receive a copy of the floor plan. It is important that you check the floor plan carefully as it may differ from the actual property. The floor plan is provided for information only and does not constitute an offer or contract. The floor plan is provided for information only and does not constitute an offer or contract. The floor plan is provided for information only and does not constitute an offer or contract.

EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81 88
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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