



10 Camona Drive

Maritime Quarter, Swansea, SA1 1YJ

Price Guide £89,950



FULL DESCRIPTION

GROUND FLOOR

Private Entrance. Door into;

HALLWAY

Vinyl flooring. Doors to;

LOUNGE DINER KITCHEN

19'1" x 14'1" (5.83 x 4.314)

Open plan with two double glazed windows to front offering south facing sea views across Swansea Bay and toward Mumbles Head.

Kitchen is fitted with wall, base and drawer units with complimentary work surface over and tiled splash back above. Integrated oven with four ring electric hob and stainless steel extractor fan over. Stainless steel sink with drainer and mixer tap. Integral fridge/freezer. Door leading to storage cupboard hosting water cylinder.

Lounge/ sleeping area. T.V and telephone points.

SHOWER ROOM

Double glazed window to rear. White suite comprising W.C, wash hand basin recessed into a vanity unit and step in double shower. Chrome heated towel rail. Tiled floor.

PARKING

One allocated parking space.

TENURE

Leasehold

Lease term 125 years from 1985, 84 years remaining

Service charge £1200 pa

Ground rent Peppercorn

UTILITIES

Electric - Yes

Gas - No

Water - Billed but this may change to metered shortly.

Broadband - Currently not connected.

You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX C

EPC RATING D

FURTHER INFORMATION

No holiday lets allowed.

AREA MAP



FLOOR PLANS

GROUND FLOOR

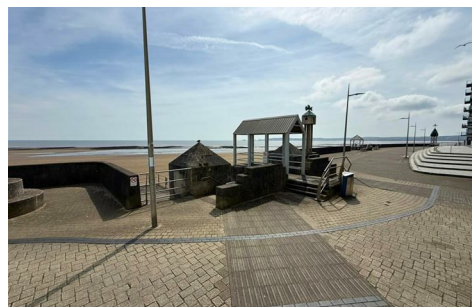


These floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The actual layout of the property may vary from the floor plans shown. The floor plans are not to be used as a basis for any legal proceedings. The floor plans are not to be used as a basis for any legal proceedings.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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