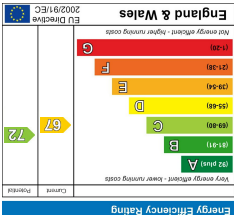




Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sales@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk



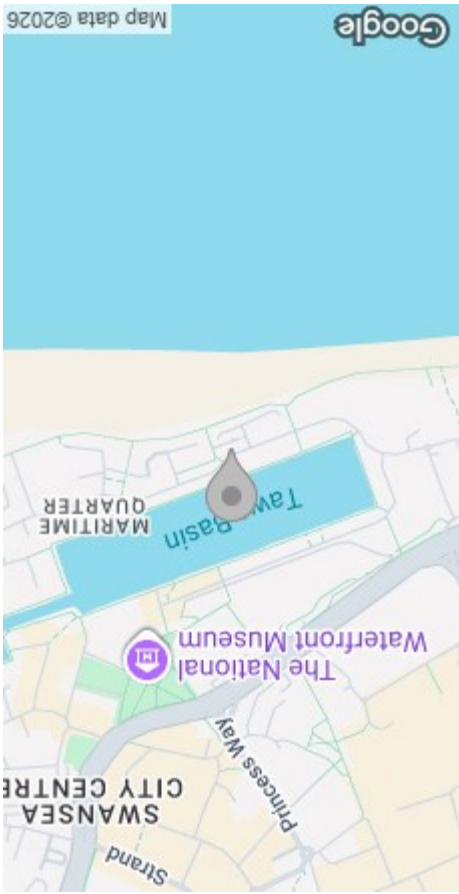
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TOP FLOOR

FLOOR PLAN



AREA MAP



108 Abbotsford House
Marina, Swansea, SA1 1YH
Offers Around £175,000



GENERAL INFORMATION

Enjoy panoramic marina views from this superb top-floor two-bedroom apartment, ideally situated within walking distance of the beach and a fantastic range of local amenities, bars, and restaurants.

The property features a lounge with a sit-out balcony, perfect for relaxing and taking in the beautiful surroundings. A modern separate kitchen offers both style and functionality, complemented by a stylish contemporary shower room.

Further benefits include a recently fitted Fischer Aquafficient instant hot water tank and secure underground parking, making this an ideal home or coastal retreat combining convenience, comfort, and an enviable waterfront lifestyle.

FULL DESCRIPTION

TOP FLOOR

Communal entrance to stairs leading to all floors.

HALLWAY

Intercom. Electric heater. Loft access. Telephone point. Door to cupboard housing a recently fitted Fischer Aquafficient instant hot water tank.

SHOWER ROOM

6'5" x 6'7" (1.98 x 2.01)
White suite comprising WC, wash hand basin recessed into a vanity and step in shower. Heated towel rail. Tiled floor.

LOUNGE

15'10" x 18'0" (4.83 x 5.49)
Double glazed corner window and french doors leading to a sit out balcony with Marina views. T.v point. Electric heater. Door to kitchen.



KITCHEN

7'8" x 8'9" (2.36 x 2.67)
Range of wall, base and drawer units with complementary worktop and tiled walls above. Black sink with drainer and mixer tap. Integrated fridge freezer and microwave. Eye level oven and induction hob and black extractor hood. Double glazed window.

MASTER BEDROOM

9'95 x 14'7" (2.74m x 4.45m)
Double glazed window to side. Fitted wardrobes with matching drawer and bedside cabinets .

BEDROOM TWO

11'29 x 7'78 (3.35m x 2.13m)
Two double glazed windows. Electric heater. Built in wardrobe.

PARKING

Underground allocated parking.

TENURE

Leasehold 125yrs with 84 remaining
Service charges £1780.83
Ground Rent- Peppercorn

UTILITIES

Electric - Yes
Gas - No
Water - included in service charge.
Broadband - currently Vodafone (Fibre)
You are advised to refer to Ofcom checker for mobile signal and coverage.

EPC RATING D

COUNCIL TAX BAND D

FURTHER INFORMATION

No holiday lets. Pets are allowed with consent.

