Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sa1sales@dawsonsproperty.co.uk
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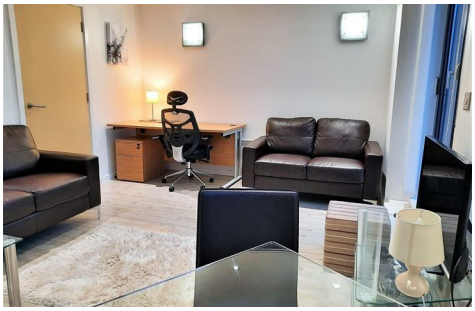
114 South Quay, Kings Road

Marina, Swansea, SA1 8AL

Price Guide £159,950

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FULL DESCRIPTION

ENTRANCE
Level two.
Lift and stairs to all floors.

HALLWAY
Video entrance system. Electric heater. Cupboard housing hot water cylinder and plumbed for washer/dyer.

MASTER BEDROOM
11'0" x 10'4" (3.35m x 3.15m)
Double glazed french doors leading to decked sit-out balcony with water views. Electric heater.
Door to:

ENSUITE
Three piece white suite comprising low level w.c, pedestal wash hand basin and step-in shower cubicle with mixer shower over. Fully tiled walls and floor. Chrome heated towel radiator. Extractor fan.

BEDROOM TWO
11'8" x 8'2" (3.56m x 2.49m)
Double glazed french doors leading to decked sit-out balcony with water views. Electric heater.

BATHROOM
Three piece white suite comprising low level w.c, pedestal wash hand basin, panelled bath with mixer shower over and glass screen. Fully tiled walls and floor. Chrome heated towel radiator. Extractor fan.

LOUNGE DINER
11'11" x 10'11" (3.63m x 3.33m)
Double glazed french door leading to decked sit-out balcony with water views. Laminate flooring.
Open-plan into:

KITCHEN
Range of white high gloss wall, base and drawer units with complementary work surface over. Stainless steel single oven. Inset electric hob with stainless steel splash-back and chimney style extractor over. Integrated dishwasher and fridge/freezer. Laminate flooring. Double glazed window with water views

PARKING
Allocated underground parking space.

LEASEHOLD
Lease term 150 years from 1 January 2005
Service charges £2,527.12. per annum
Ground Rent £150 per annum

COUNCIL TAX BAND E

EPC RATING B

UTILITIES
Electric - Yes
Gas - No
Water - Metered
Broadband - Not connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION
No holiday lets or pets.

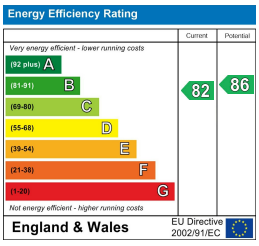
AREA MAP



FLOOR PLANS



EPC



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