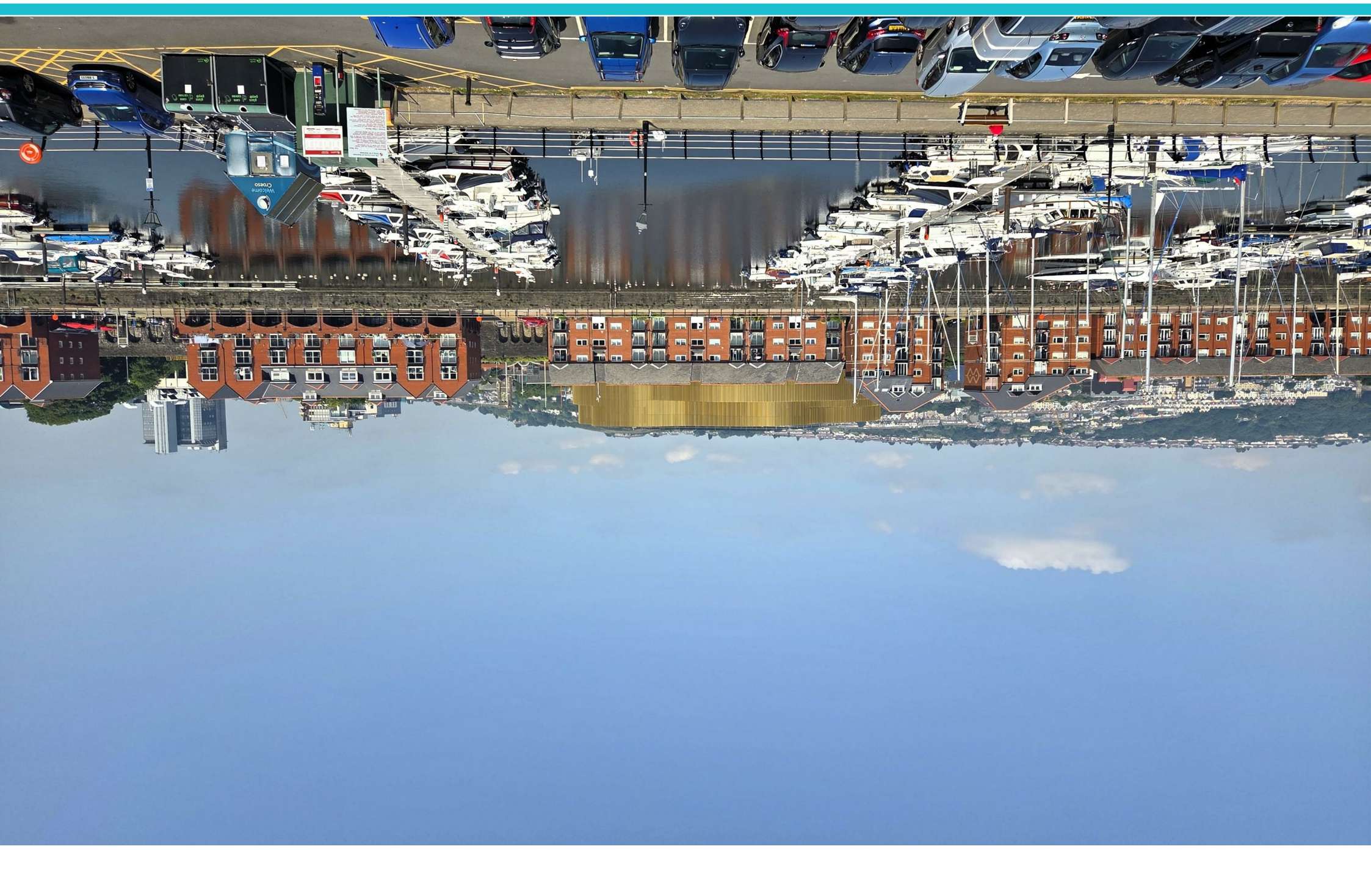
114 Abbotsford House, Trawler Road

Maritime Quarter, Swansea, SA1 1YH

Asking Price £129,500

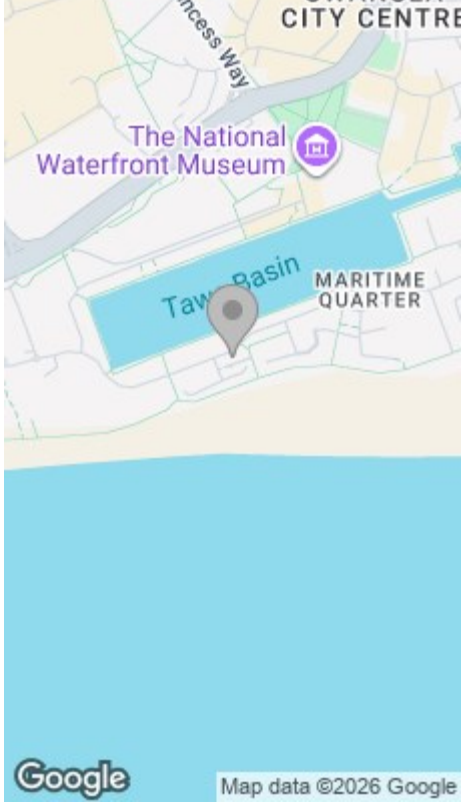
1 | 1 | 1 | B



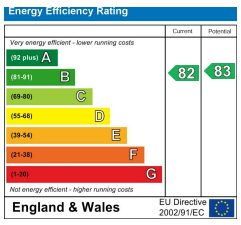
FLOOR PLAN



AREA MAP



EPC



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.

Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Second-Floor Marina View Apartment – Offered to the market with no onward chain, this apartment is ideally suited as a first-time purchase, holiday home, investment property, or coastal retreat.

A well-presented one-bedroom apartment, enjoying attractive marina views from its sought-after position. The bright living room opens onto a private balcony, providing the perfect space to relax and enjoy the outlook over the marina.
The accommodation further comprises a separate contemporary fitted kitchen, a double bedroom, and a well-appointed bathroom. The property also benefits from an allocated parking space for added convenience.
Conveniently situated within easy reach of a wide range of shops, cafés, restaurants, and the beach, residents can enjoy the very best of waterside living with excellent local amenities on the doorstep.







FULL DESCRIPTION

ENTRANCE
Stairs to second floor.

HALLWAY
Vestibule leading to Hallway.
Electric heater. Consumer unit. Door to cupboard housing hot water tank.

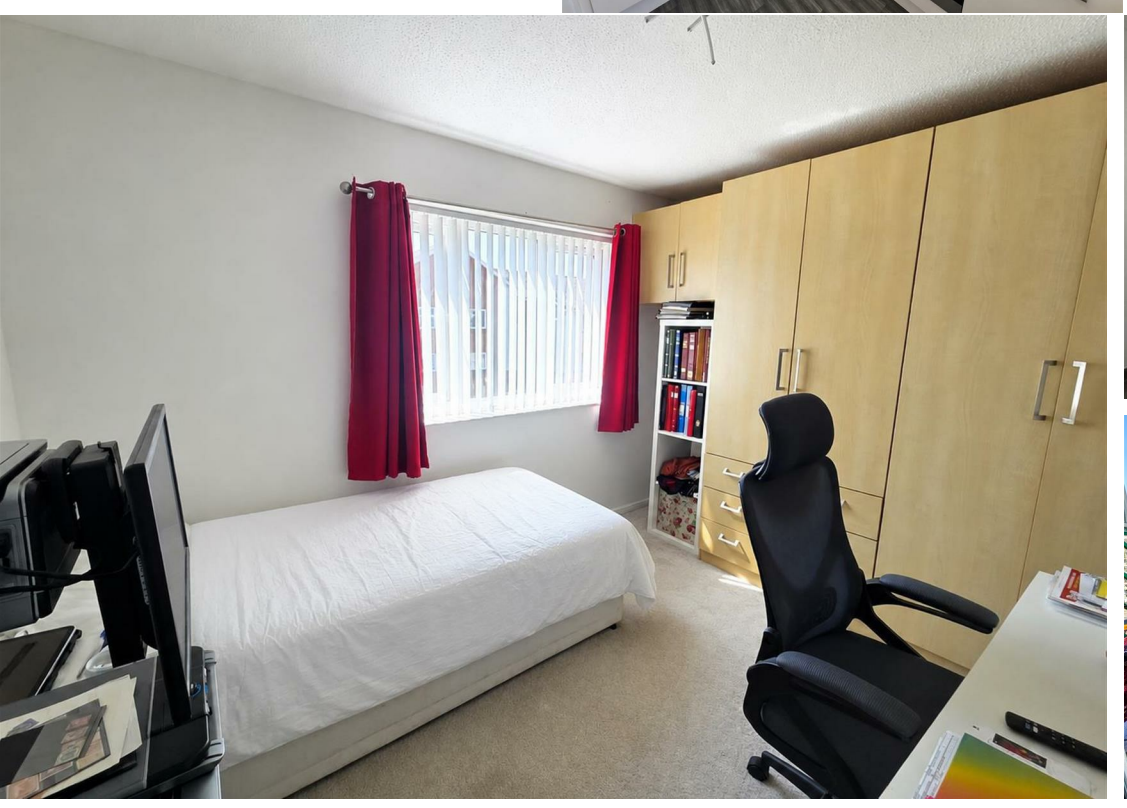
BEDROOM
11'3" x 8'9" (3.45 x 2.68)
Double glazed window to rear. Fitted wardrobes.

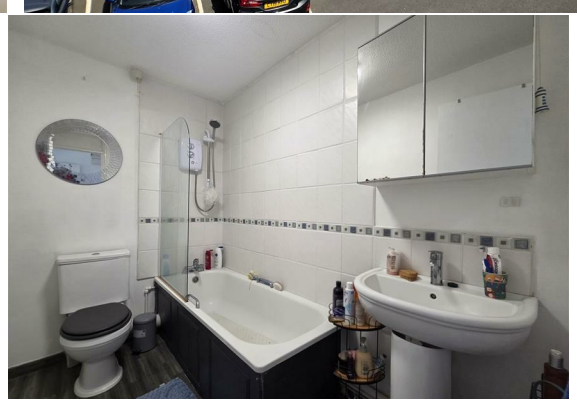
BATHROOM
Bathroom 2.56 x 1.57
White suite comprising WC, pedestal wash hand basin and bath with shower over and shower screen. Wall mounted cupboard.

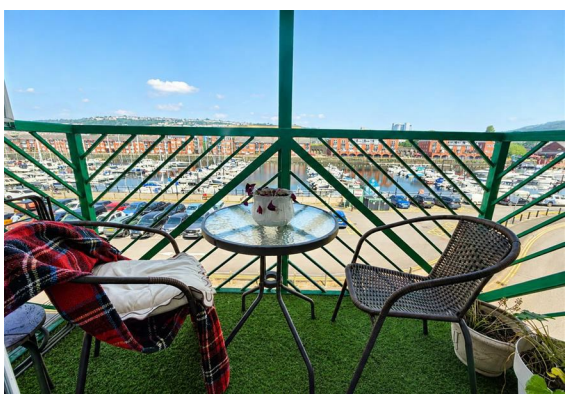












LOUNGE DINER
15'3" x 10'5" (4.65 x 3.19)
Double glazed French door and windows leading to a sit out balcony with Marina views. Electric heater. Tv and telephone points. Door to;

KITCHEN
Kitchen 3.19 x 1.99
Range of cream gloss wall, base and wall units and wood effect work top over. Space for washing machine and dishwasher. Integrated fridge freezer. Ceramic hob with stainless steel splash back and chimney hood extractor fan. Stainless steel oven. Stainless steel one and half bowl sink.

PARKING
Allocated surface parking.

TENURE
Lease term 125 years from 24 June 1985
Service charge approx £1,800 pcm
Ground Rent - Peppercorn

UTILITIES
Electric - Yes
Gas - No
Water - Welsh Water
Broadband - Yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND D

EPC RATING B

FURTHER INFORMATION
We have been informed that holiday lets are not allowed.
We have been informed that the management company does allow pets, permission is required at a charge.





