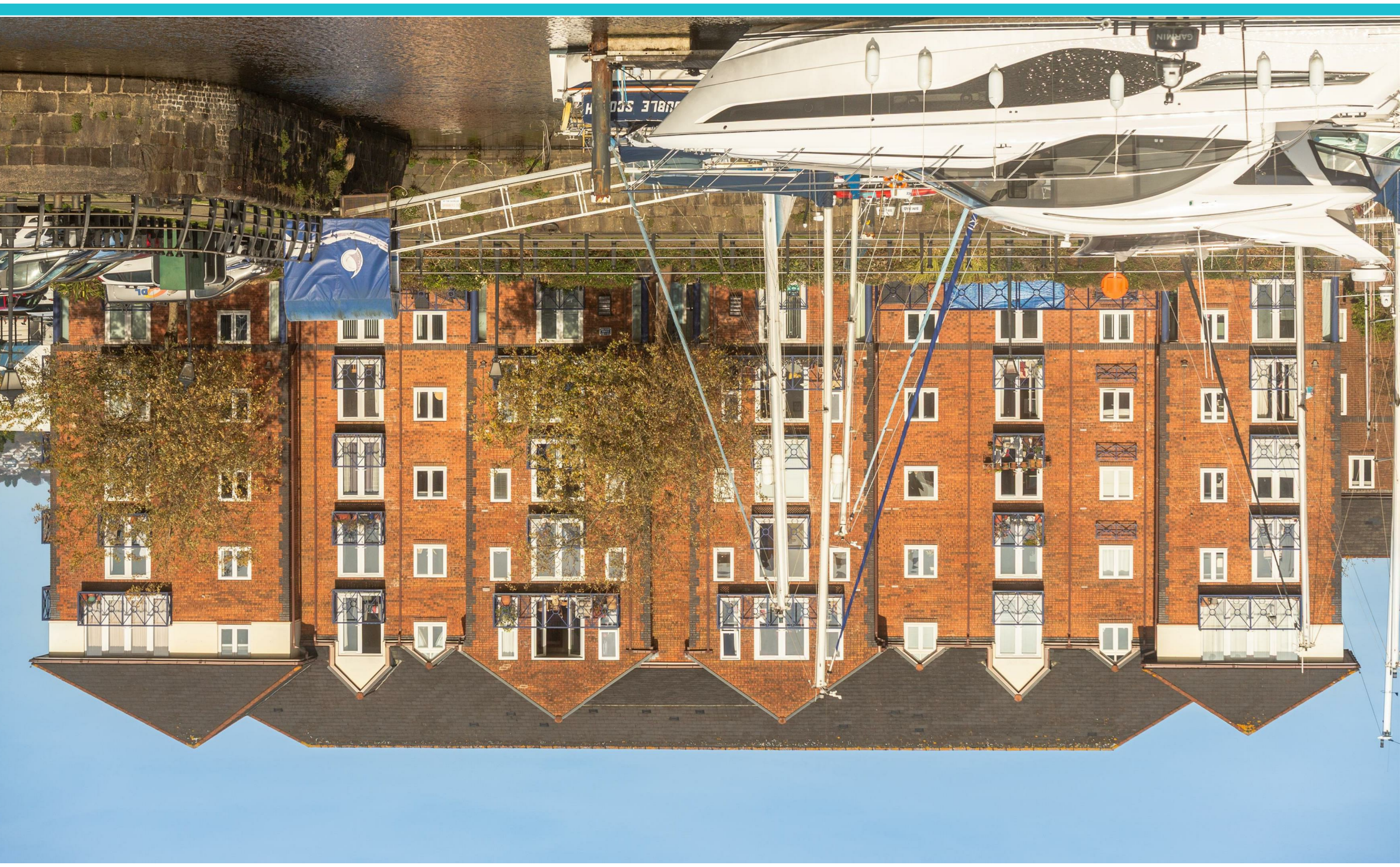
34 Cork House

Marina, Swansea, SA1 1RT

Asking Price £160,000

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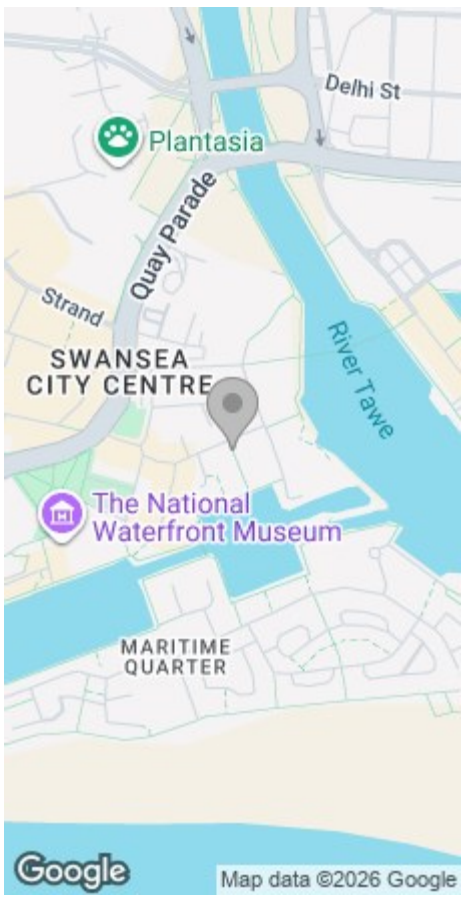


FLOOR PLAN

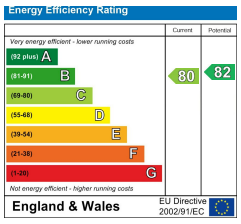


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

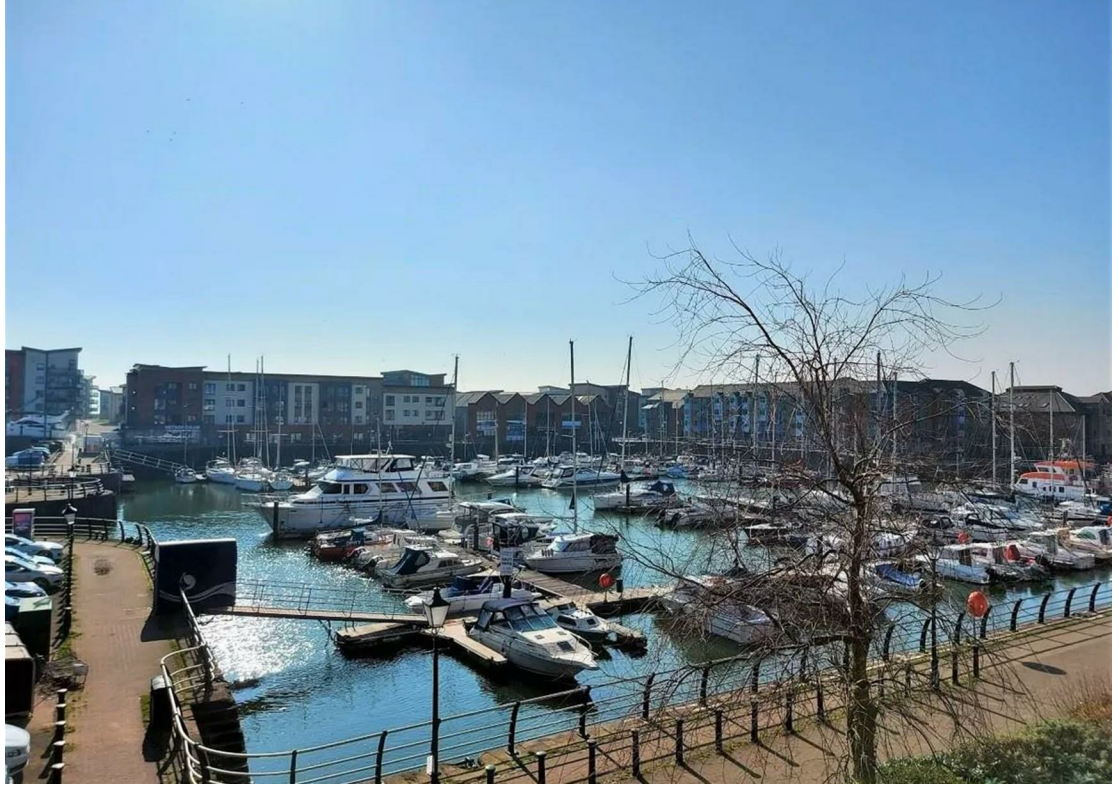
Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Welcome to Cork House, a two bedroom apartment located on the third floor. Situated in the vibrant Swansea Marina. This charming property offers views towards the marina, providing a picturesque backdrop for your daily life.

The apartment features a reception room, providing an inviting space, separate kitchen, balcony, bathroom plus two bedrooms, there is ample for both rest and personal space, making it suitable for individuals or couples.

Living in the Maritime Quarter means you will be surrounded by a lively atmosphere, with an array of local amenities, shops, and eateries just a stone's throw away. The stunning waterfront is also nearby, offering picturesque views and opportunities for leisurely strolls along the coast. ***NO CHAIN***







FULL DESCRIPTION

ENTRANCE
Enter via communal door with lift access to third floor.

HALLWAY
Laminate flooring. Electric heater. Cupboard housing hot water cylinder. Wall mounted phone entry system.

LOUNGE
15'6" x 10'6" (4.73 x 3.21)
Double glazed french doors leading to the balcony with views across Swansea Marina. Laminate flooring. Electric heater. Door to;













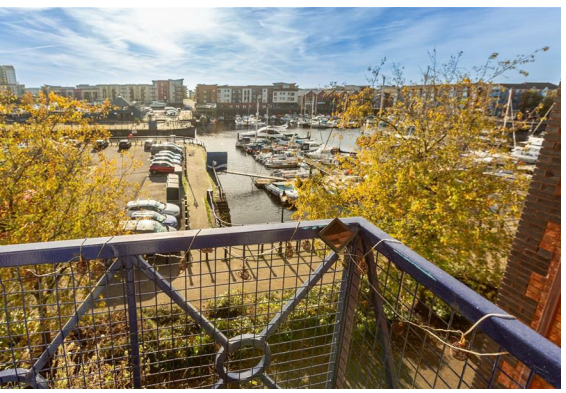
KITCHEN DINER
12'8" x 8'3" (3.88 x 2.53)
Range of wall, base and drawer units with work surface over and tiled splash back above. Electric oven. Four ring hob with cooker hood. White single bowl sink with drainer and mixer tap. Space for washing machine and fridge freezer. Double glazed window with views.

BEDROOM ONE
14'10" x 9'11" (4.54 x 3.03)
Double glazed window with marina views. Electric heater.

BEDROOM TWO
11'3" x 6'7" (3.44 x 2.03)
Double glazed window to rear. Electric heater. Storage cupboard.

BATHROOM
9'0" x 6'5" (2.75 x 1.98)
White suite comprising bath with full tiling around and shower over and screen, W.C and vanity unit with wash hand basin and part tiled walls. Tiled floor.







TENURE
Leasehold
Lease term 125 years from 25th March 1993
Service charge £1,929.68 Half Yearly
Ground rent £100 pa

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

PARKING
Allocated underground parking.

COUNCIL TAX BAND - E

EPC RATING - C