24 Camona Drive

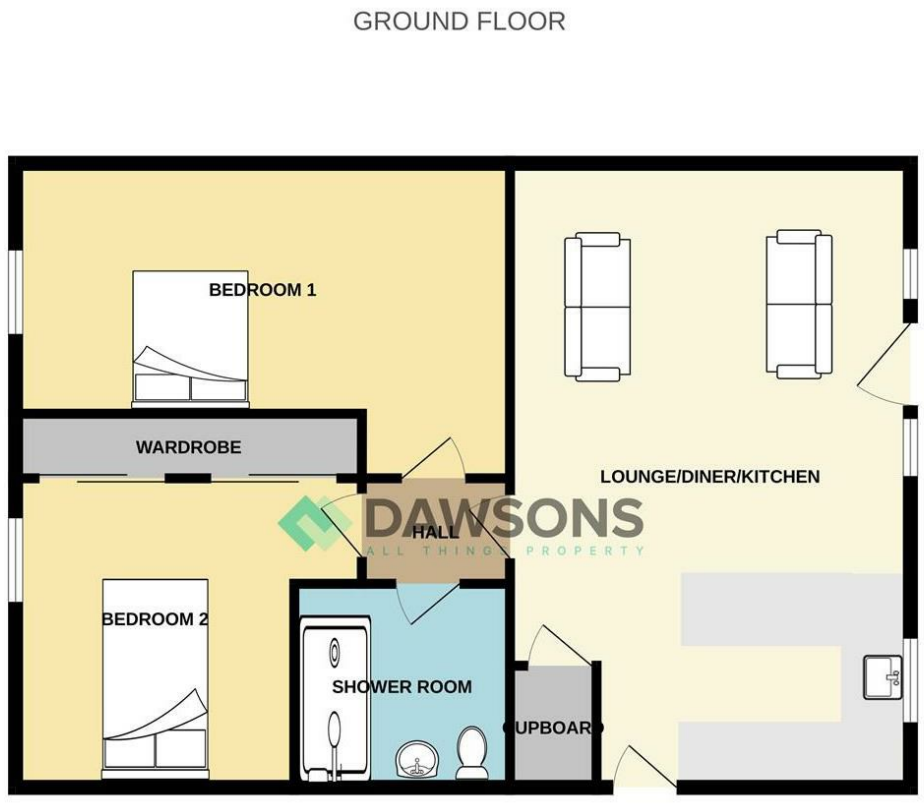
Marina, Swansea, SA1 1YJ

Asking Price £270,000

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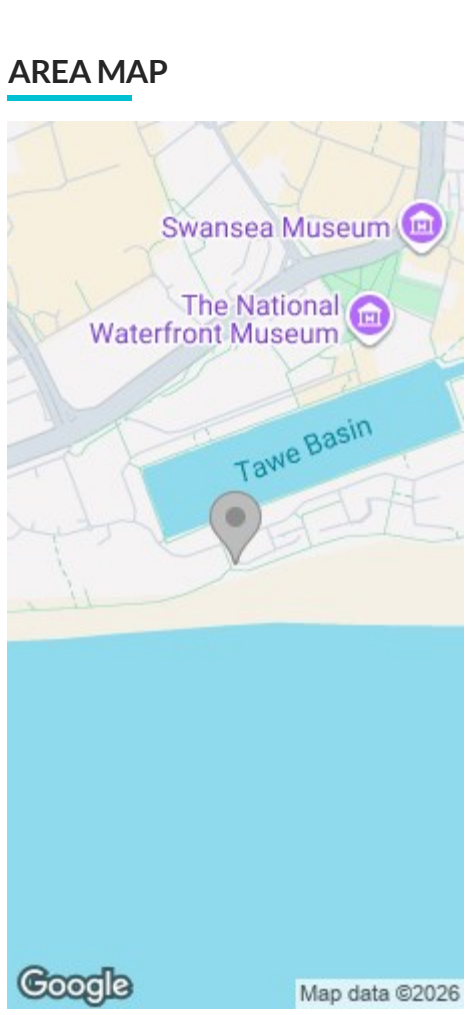
FLOOR PLAN



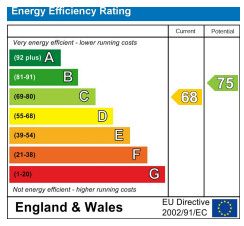
2 BED

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

This beautifully refurbished two-bedroom beachside property offers the perfect combination of style, comfort and location, making it an ideal holiday home or coastal retreat.
Finished to a high standard throughout, it boasts panoramic sea views, a bright and airy open-plan living area, a sleek modern shower room, and a sit-out south facing terrace where you can relax and soak up the surroundings.
Just steps from the beach and within walking distance of vibrant bars, cosy cafés and local shops, it also benefits from allocated parking and is within close proximity to the city centre.
Rarely available in such a prime setting, this is a wonderful opportunity to enjoy the very best of seaside living. Viewing highly recommended.







FULL DESCRIPTION

ENTRANCE
Via communal hallway to apartment.

OPEN PLAN KITCHEN/ LOUNGE
22'4" x 13'1" x 13'1" (6.81 x 4 x 4)

KITCHEN
Upvc double glazed window to front with views of the sea and towards Mumbles. Fitted with "Wren" wall, base and drawer units with matching breakfast bar and complimentary work surface over. Newly fitted "Sleek blinds", Integrated fridge freezer. Integrated oven with four ring electric hob and extractor fan over. Integrated wine cooler. Neff dishwasher. Stainless steel sink with mixer tap. Door to storage cupboard.

LOUNGE
Upvc double glazed French door to sit out terrace. Two vertical feature radiators. Laminate wood effect flooring. Ceiling spot lights.

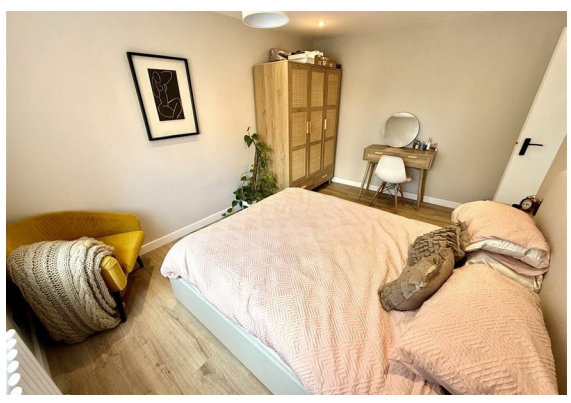












SHOWER ROOM
6'0" x 6'2" (1.83 x 1.88)
White suite comprising step in shower cubicle with rainfall shower over, low level W.C. and wash hand basin set in vanity unit..Heated towel rail. Ceiling spot lights. Extractor fan. Shaver point. Tiled floor to ceiling.

BEDROOM ONE
13'8" x 9'11" (4.17 x 3.04)
Upvc double glazed window to rear. Newly fitted "Sleek Blinds" Electric radiator. Laminate wood effect flooring. Ceiling spot lights.

BEDROOM TWO
10'4" x 9'6" to wardrobe (3.16 x 2.9 to wardrobe)
Upvc double glazed window to rear. Fitted mirrored wardrobe.

TENURE - LEASEHOLD
Lease term 125 Years From 24 June 1985
Service charge -£2700 pa approx
Ground rent peppercorn

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

OTHER INFORMATION
The vendor has informed us that no holiday lets are allowed.
Pets are allowed with consent from the management company.

EXTERNAL
Paved terrace with railings and gate leading to the promenade and beach.
Allocated surface parking space, number 12.

EPC RATING - D

COUNCIL TAXD BAND - F





