7 Aurora, Trawler Road

Marina, Swansea, SA1 1FY

£279,950

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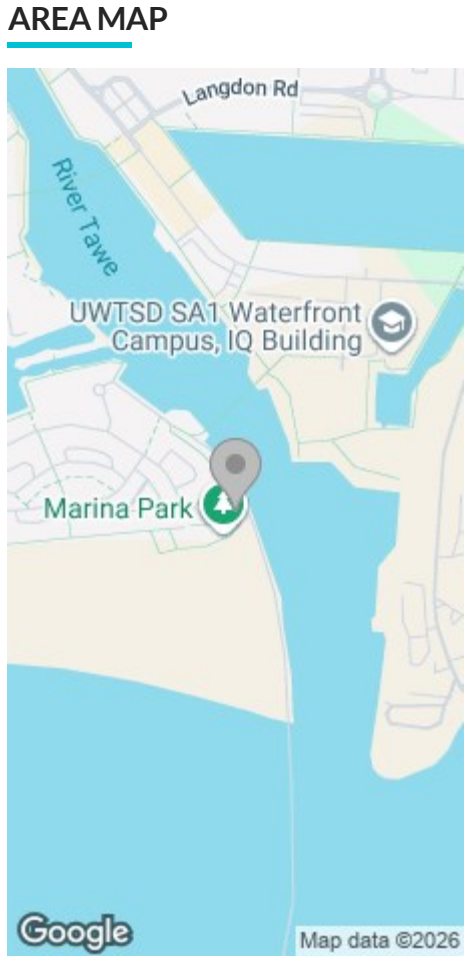


FLOOR PLAN

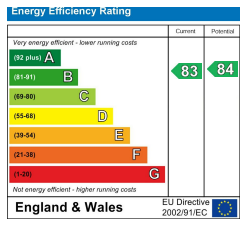


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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GENERAL INFORMATION

A superb opportunity to acquire this stylish and modern first-floor apartment, ideally suited to those seeking a contemporary home with excellent views and high-quality finishes throughout.

The property opens into a welcoming entrance hall providing access to all principal rooms. At the heart of the apartment is the open-plan kitchen, lounge and dining area. The contemporary kitchen is fitted with a range of integrated appliances and provides a practical yet stylish space, while the lounge/diner offers an excellent area for both relaxing and entertaining.

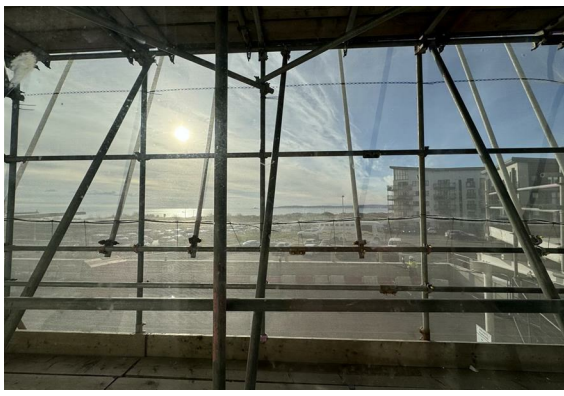
The property enjoys attractive views towards Swansea Bay and Mumbles Head, making this an ideal spot to enjoy the afternoon and evening sun.

There are two double bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room. A further bathroom serves the second bedroom and wider accommodation.

The apartment has been finished to a high specification throughout and benefits from underfloor heating, double glazing and allocated parking.







FULL DESCRIPTION

ENTRANCE
First floor. Lift access.

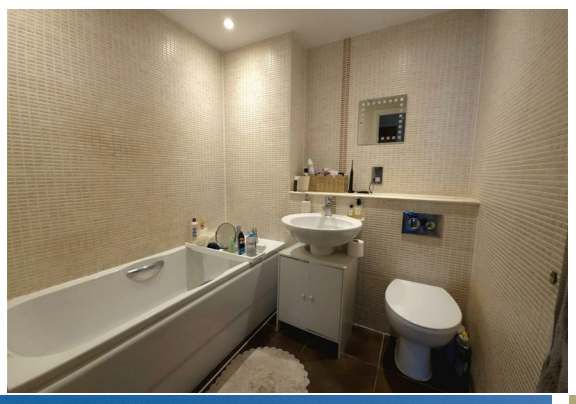
HALLWAY
Underfloor heating. Storage cupboard. Cupboard housing hot water tank. Video intercom.

BEDROOM TWO
10'0 x 18'5 (3.05m x 5.61m)
Double glazed window. Telephone point.

BATHROOM
White suite comprising Wc, pedestal wash hand basin and bath. Full height tiling. Tiled floor. Shaver point. Chrome heated towel rail.

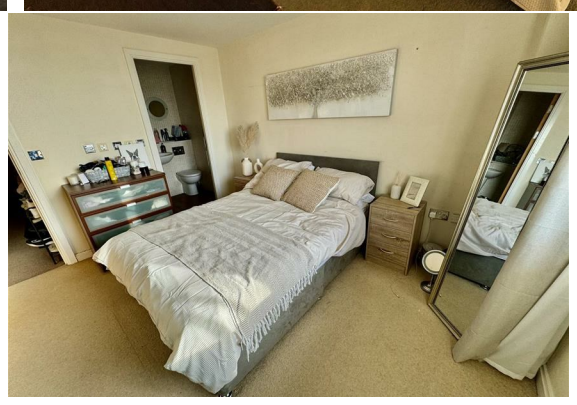
MASTER BEDROOM
10'6 x 11'9 (3.20m x 3.35m'2.74m)
Double glazed window with views. Under floor heating control. TV and telephone points.

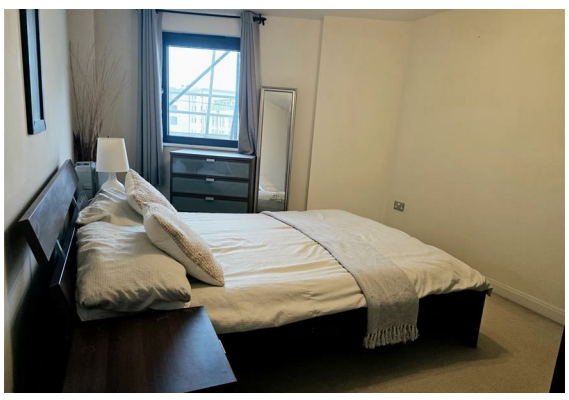












ENSUITE
White suite comprising Wc, wall mounted wash hand basin and shower. Full height tiling. Shaver point. Chrome heated towel rail.

LOUNGE DINER OPEN PLAN TO KITCHEN
19'9 x 14'2 (5.79m'2.74m x 4.27m'0.61m)
Double glazed floor length window and French door with balcony and sea view. TV and telephone points.

KITCHEN
Wood effect wall base and drawer units with complimentary worktop over. Integrated fridge freezer, dishwasher and washer dryer. Stainless steel oven. Four ring ceramic hob with stainless steel chimney hood. Stainless steel one and half bowl sink with drainer and mixer tap. Tiled floor. Double glazed windows.

PARKING
Allocated surface parking space.

TENURE
LEASEHOLD
Lease term 125 Years From 1 August 2008
Years Remaining: 109 years
Ground Rent £191 pa
Service Charge £2739.12 pa

UTILITES
Electricty - Yes
Gas - No
Water - Metered
Broadband - Available
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND F

EPC RATING B

FURTHER INFORMATION
The apartment block is currently having extensive works carried out to upgrade the fire proof system.





