



106 Abbotsford House Trawler Road, Maritime Quarter, Swansea, SA1 1YH

£169,000

Situated in the popular and sought after location of Swansea Marina, this two bedroom apartment is in the heart of Swansea Maritime Quarter. This purpose built apartment has easy access to the beach, shops, bars, restaurants and other local amenities.

The property comprises of two bedrooms, shower room and kitchen/living area enjoying views of the Marina. Other features include double glazed windows, a sit-out balcony and allocated parking.

This property, ideal as a home, holiday apartment or buy to let. Viewing is recommended. EPC Rating - C.

The Accommodation Comprises

Entrance

Via wooden door.

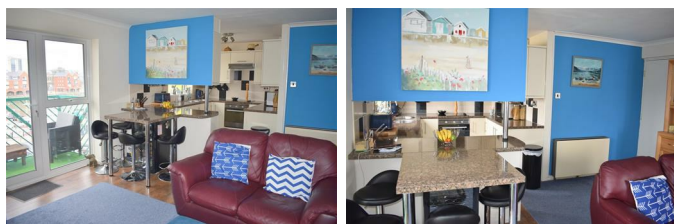
Porch

Door to hallway.

Hallway

Doors to kitchen/living area, shower room and both bedrooms, storage cupboard. Electric storage heater.

Kitchen/Living area

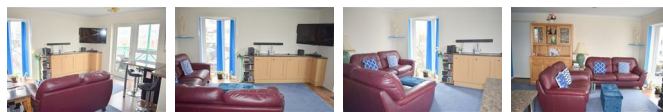


Two double glazed windows to the side and one to the front, fitted with a range of wall and base units with worktop over, stainless steel sink with drainer with waste disposal unit and mixer tap. Integrated dishwasher, washing machine, electric oven and hob with extractor hood over, part tiled walls, breakfast bar, laminate flooring, electric storage heater, double glazed door leading onto balcony enjoying views over the Marina.

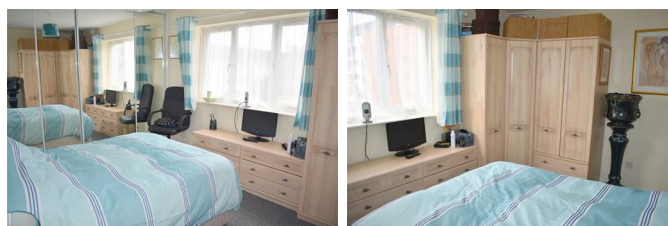
Photo Of The Kitchen Area



Lounge Area

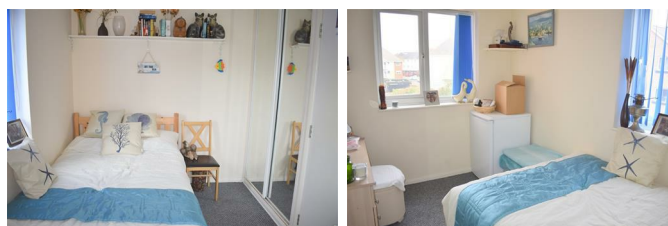


Bedroom 1 10'0" x 14'7" (3.04m x 4.44m)



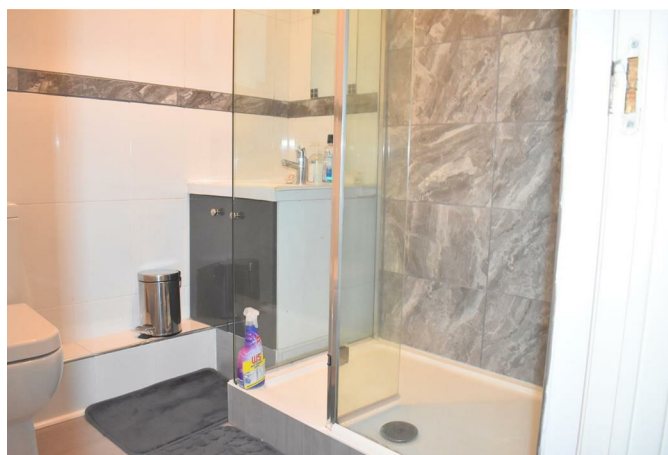
Double glazed window to front, fitted wardrobes with sliding mirrored doors.

Bedroom 2 11'4" x 7'5" (3.45m x 2.25m)



Two double glazed windows, fitted wardrobes with sliding mirrored doors.

Shower Room



Three piece suite comprising walk in shower, wash hand basin and low level w/c.

Views From The Balcony

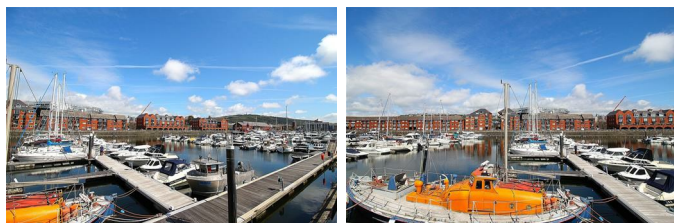


Balcony with panoramic views of Swansea Marina.

Rear Aspect



Views



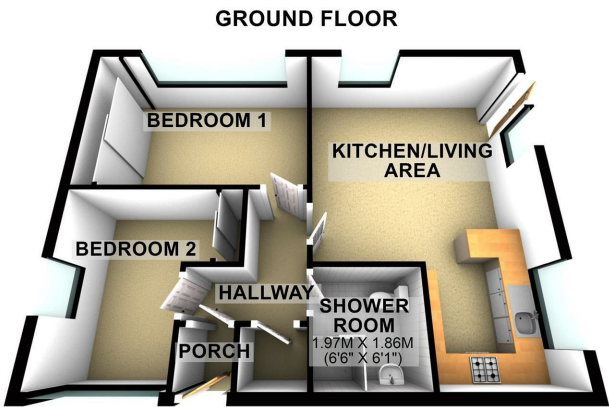
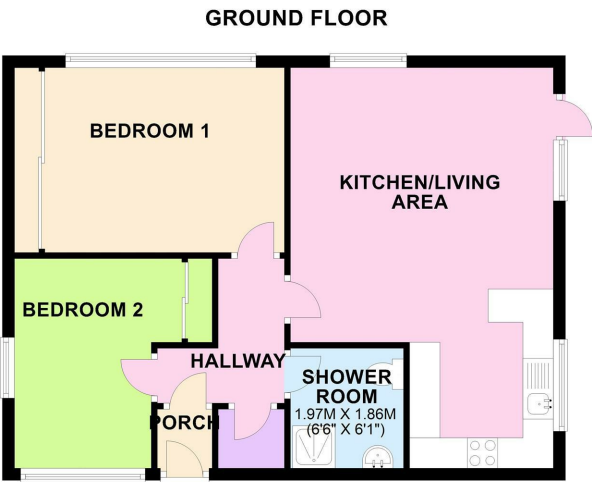
Tenure

Leasehold - 125 years from 1985.

Ground rent - pepper corn.

Service charge £1,700 PA.

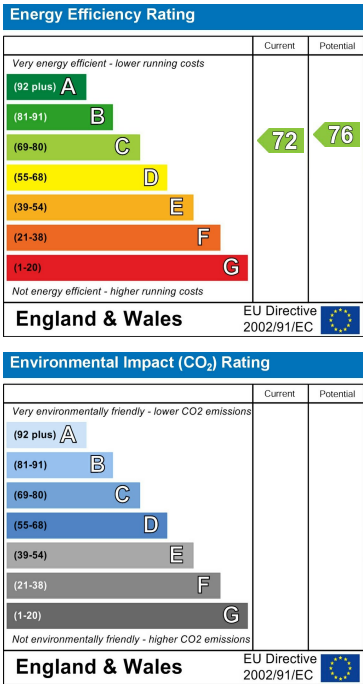
Floor Plan



Area Map



Energy Efficiency Graph



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