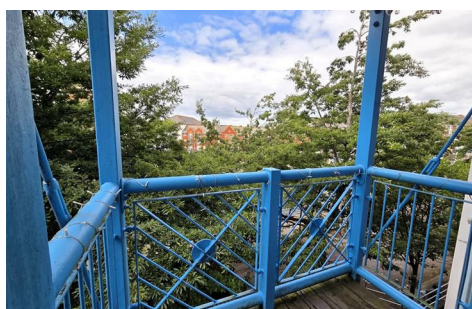




## 8 Abernethy Square

Marina, Swansea, SA1 1UH

Asking Price £130,000



## FULL DESCRIPTION

### ENTRANCE

2nd floor. Stairs

### HALLWAY

### MASTER BEDROOM

15'04" x 11'01" (4.67 x 3.38)

### BEDROOM TWO

12'03" x 8'07" (3.73 x 2.62)

### BATHROOM

### KITCHEN

10'08" x 6'07" (3.25 x 2.01)

### LOUNGE DINER

13'04" into bay x 13'11" (4.06 into bay x 4.24)

### PARKING

Allocated parking space.

### COUNCIL TAX BAND E

### TENURE

Leasehold

Lease term 99 years, 58 remaining

Service charge £2000 approx pa

Ground rent £100 pa

### EPC RATING - C

### UTILITIES

Gas-Yes

Electric- Yes

Water- Welsh Water

Broadband - No

Mobile - You are advised to refer to Ofcom checker for mobile signal and coverage.

## AREA MAP

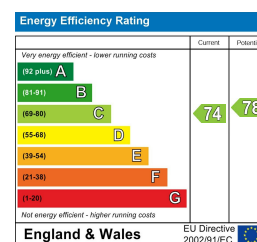


## FLOOR PLANS

SECOND FLOOR



## 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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