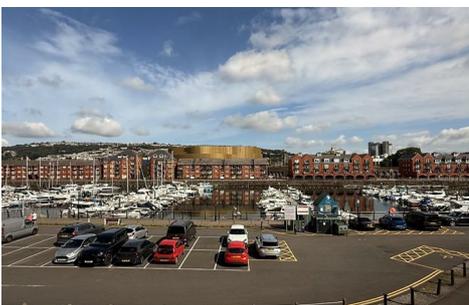




111 Abbottsford House, Trawler Road

Marina, Swansea, SA1 1YH

Price Guide £154,950



FULL DESCRIPTION

FIRST FLOOR

Communal entrance, stairs to all floors.

VESTIBULE

HALLWAY

LIVING ROOM

15'3" x 12'7" (4.65 x 3.84)

KITCHEN

10'5" x 6'5" (3.18 x 1.96)

BATHROOM

BEDROOM 1

11'5" x 8'7" (3.48 x 2.64)

BEDROOM 2

8'7" x 7'1" (2.62 x 2.18)

EXTERNAL

Allocated Underground parking

TENURE

Lease term 125 years from 24 June 1985

Service charge approx £1000 1/2 yearly

Ground Rent - Peppercorn

UTILITIES

ELECTRICITY - YES

WATER - WELSH WATER

BROADBAND - FIBRE

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

COUNCIL TAX BAND E

AREA MAP



FLOOR PLANS

GROUND FLOOR



These plans are intended for general information only and do not constitute 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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