



## 142 South Quay, Kings Road

Marina, Swansea, SA1 8AL

Offers Invited £179,950



## FULL DESCRIPTION

### ENTRANCE

Communal entrance leading to stairs and lift access. The apartment can be found on level 6.

Entrance via hardwood door to:-

### HALLWAY

Wall mounted electric heater. Wall mounted video entry system. Door to cupboard housing hot water tank and washing machine/dryer. Doors to Master Bedroom, Bedroom Two, Bathroom and Open plan Living/Dining/Kitchen.

### LOUNGE DINER OPEN TO KITCHEN

5.72m narrow to 3.40m x 4.98m narrow to 4.39m

Double-glazed window. Double-glazed French door leading to decked sit out sun balcony with glass/steel balustrade. Two wall lights. Laminate flooring. TV, telephone and Sky points. Wall mounted electric heater.

### KITCHEN

White high gloss wall, base and drawer units with grey worktop and up stand. Stainless steel single oven. Stainless steel four ring ceramic hob with stainless steel splash back and stainless steel chimney hood extractor fan. Integrated fridge freezer. Integrated dishwasher. Stainless steel one and a half bowl sink and drainer. Laminate flooring.

### MASTER BEDROOM

17'8" max x 12'0" max (5.41m max x 3.68m max )

Double-glazed French door leading to decked sit out sun balcony with glass/steel balustrade. Wall mounted electric heater. TV and telephone point. Door to En-suite:-

### ENSUITE

Skimmed ceiling with recessed down-lights and extractor fan. Three piece white bathroom suite comprising of low level W.C., pedestal wash hand basin and step in shower with full tiling. Chrome heated towel rail. Half height tiling behind wash hand basin. Tiled floor.

### BEDROOM TWO

11'8" approx x 11'6" approx (3.58m approx x 3.51m approx )

Double-glazed window. Wall mounted electric heater.

### BATHROOM

Three piece white suite comprising of low level W.C., pedestal wash hand basin and bath with shower over and shower screen. Full height tiling to bath area. Half height tiling behind wash hand basin. Chrome heated towel rail.

### EXTERNAL

Secure underground parking space.

### TENURE

Lease term 150 years 131 remaining

Service charge £3739.64 pa

Ground rent £150 pa

### UTILITIES

Electric -

No gas

Water meter

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

### COUNCIL TAX BAND E

### FURTHER INFORMATION

We are advised by the Vendor that pets are not permitted in this development.

There is an EWS1 Certificate available (for mortgage purposes) for this property.

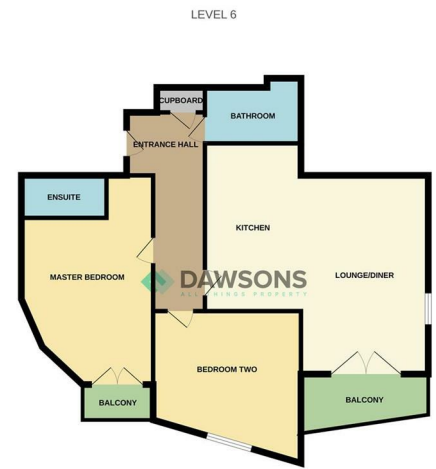
We are also advised that no holiday lets are permitted.

Total floor area - 74 Square Metres

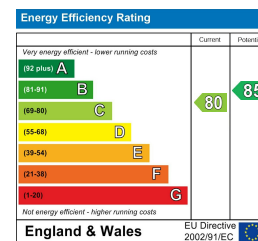
## AREA MAP



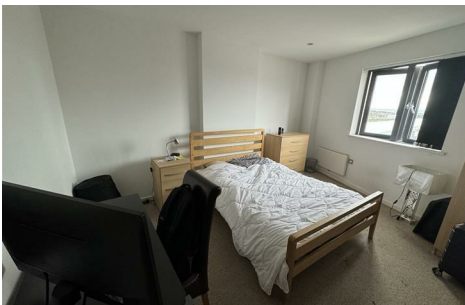
## FLOOR PLANS



## EPC



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