



62 Abernethy Quay

Trawler Road Marina, Swansea, SA1 1UL

Price Guide £119,950



FULL DESCRIPTION

ENTRANCE

Communal entrance. Ground floor

HALLWAY

Wall mounted intercom system. Radiator. Door to storage cupboard with shelving. Telephone point. Door to airing cupboard housing water tank and built-in shelving.

LOUNGE/DINER

16'2" x 10'1" (4.93 x 3.07)

Double-glazed window overlooking the Marina. Wall mounted thermostat control for heating system. Radiator. TV point.

KITCHEN

12'3" x 6'0" (3.73 x 1.83)

A range of white wall, base and drawer units with complimentary worksurface over. Tiled splash back. Space for fridge/freezer, gas cooker and washing machine. Single sink unit. Wall mounted gas central heating boiler. Double-glazed window overlooking the Marina. Tiled floor. Radiator.

BEDROOM

9'9" x 9'11" (2.97 x 3.02)

Double-glazed window overlooking courtyard. Radiator. Wardrobes with mirrored sliding doors.

BATHROOM

White suite comprising of W.C. wash hand basin and bath with electric shower over. Part tiled walls. Radiator and towel rail. Double-glazed obscured window

TENURE

Leasehold

Lease term 189 years (less 3 days) from and including 24 June 1984

Service charge £2136 pa

Ground rent £100pa

COUNCIL TAX BAND D

UTILITIES

Electric - currently OVO energy

Gas - currently British Gas

Water - Welsh water

Broadband - not currently connected

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

FURTHER INFORMATION

Holiday lets not allowed

Total floor area 45 square metres

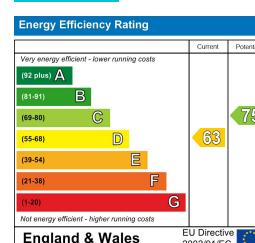
AREA MAP



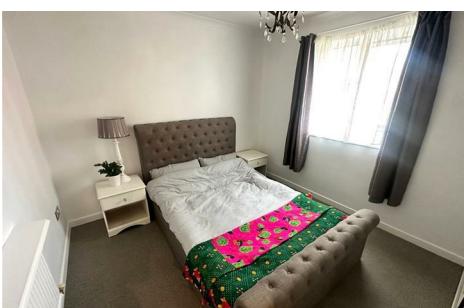
FLOOR PLANS



EPC



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