



## 3 Patagonia Walk

Maritime Quarter, Swansea, SA1 1XY

**£166,000**





FULL DESCRIPTION

ENTRANCE

Private entrance to ground floor.

HALLWAY

Electric heater. Under stairs cupboard. Stairs to first floor.

BEDROOM 1

11'11" x 8'5" (3.64 x 2.59)

Double glazed window overlooking garden. Electric heater.

BEDROOM 2

9'4" x 12'8" (2.85 x 3.876)

Double glazed window and French door. Electric heater.

BATHROOM

5'7" x 5'4" (1.71 x 1.649)

White suite comprising Wc, Pedestal wash hand basin and bath with shower over. Shaver point. Dimple wall mounted fan heater.

FIRST FLOOR LOUNGE

19'0" x 9'6" (5.8 x 2.91)

Double glazed window and French to balcony. Electric heater. Door into :

KITCHEN

18'2" x 8'3" (5.56 x 2.526)

Range of wall, base and drawer units with complimentary worktop over. Stainless steel sink with drainer and mixer tap. Double glazed windows to side and rear. Space for washing machine and tumble dryer. Space for free standing oven and fridge freezer. Door to cupboard housing hot water tank and shelving. electric heater.

EXTERNAL

Allocated parking space. Paved garden with side gate.

TENURE

Lease term 125 years less 3 days from 24 June 1985

Service Charge - £2702.00 pa

Ground rent - Peppercorn

COUNCIL TAX BAND E

UTILITIES

Electric - OVO

Gas - No

Water - Welsh water ( Meter )

Broadband - currently Talk Talk

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

FURTHER INFORMATION

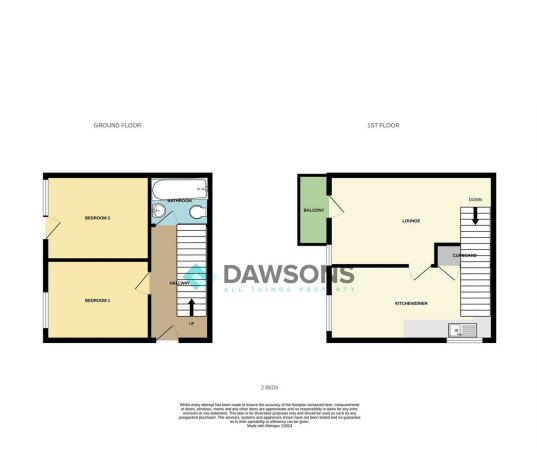
The management company does not allow holiday lets.

The management company allows pets with permission and at a charge.

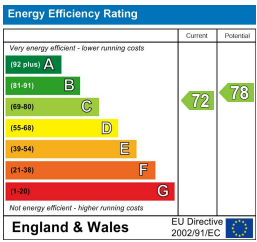
AREA MAP



FLOOR PLANS



EPC



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