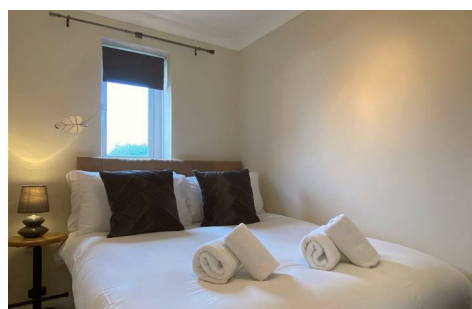




## 4 Camona Drive

Marina, Swansea, SA1 1YJ

**£105,950**



## FULL DESCRIPTION

### ENTRANCE

Property has own private entrance into:

### HALLWAY

Wall mounted consumer unit. high gloss Laminate floor.

### SHOWER ROOM

White low level W. C. Circular glass feature sink with wood unit. Corner shower. Double glazed window.

### LOUNGE OPEN PLAN TO KITCHEN

15'1" x 12'4" (4.60 x 3.76)

Double glazed french door leading to a sit out balcony with partial sea views. Door to storage cupboard with T. V and telephone points. high gloss laminate flooring

### KITCHEN

Range of cream high gloss wall, base and drawer units with wood effect worktop and tiled splash back above. Stainless steel sink with drainer and mixer tap. washing machine and fridge freezer. Integrated dishwasher. Stainless steel electric oven. Four ring electric hob with stainless steel extractor hood. Door to;

### BEDROOM

9'0" x 6'0" (2.74 x 1.83)

Double glazed window. Door to fitted wardrobe.

### LEASEHOLD

Leasehold 125 years from March 1988

92 Years Remaining

Maintenance charge £1,187 PA

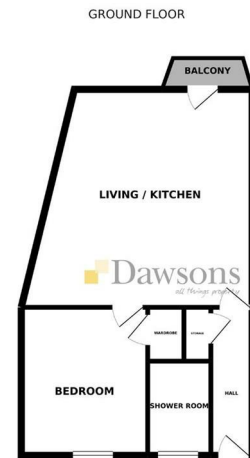
Ground Rent Peppercorn.

Council Tax band C

## AREA MAP

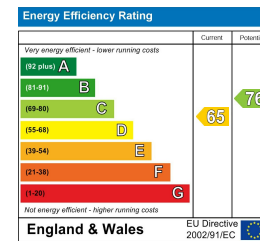


## FLOOR PLANS



Warning: This plan has been made to the best of the knowledge of the person(s) who prepared it. It is not intended to be a contract and should not be relied upon as such. It is for guidance only and does 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



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