Unit A, Meridian Bay, Swansea, SA1 1PG
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DAWSONS
ALL THINGS PROPERTY

9 Marina Villas Trawler Road

Marina, Swansea, SA1 1FZ

Asking Price £135,000

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FULL DESCRIPTION

ENTRANCE
Lift access and stairs to all floors.

HALLWAY
Video intercom. Electric heater. Door to cupboard housing hot water tank. Door to storage cupboard.

BEDROOM
10'2" x 11'5" (3.12 x 3.5)
Double glazed floor length window. Electric heater.

BATHROOM
6'7" x 6'5" (2.02 x 1.98)
White suite comprising Wc, pedestal wash hand basin and bath with shower over. Tiled walls. Chrome heated towel rail. Shaver point.

LOUNGE DINER
15'8" x 10'5" (4.8 x 3.2)
Double glazed corner window. TV and telephone point. Two electric heaters. French door leading to a sit out balcony with Marina views.

KITCHEN
6'1" x 7'6" (1.86 x 2.31)
Range of wall, base and drawer units with complimentary worktop over. Stainless steel one and half bowl sink with drainer and mixer. Integrated fridge freezer and washing machine. Stainless steel oven. Four ring ceramic hob with stainless steel splashback and stainless steel chimney hood extractor fan. Double glazed window.

EXTERNAL
Gated allocated parking space.

TENURE
Leasehold
Lease term 125 years - 108 years remaining
Service charge £2559.22 pa
Ground rent £125 pa

COUNCIL TAX BAND D

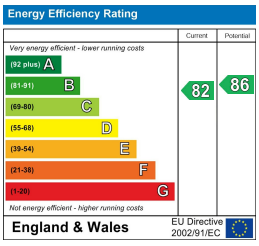
UTILITIES
Electric - OVO
No Gas
Water - Welsh Water Metered
Broadband - Not connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION
Total floor area 46 square metres.
Brand New uPVC windows fitted February 2025

AREA MAP

FLOOR PLANS

EPC



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