



26 Monmouth House

Marina, Swansea, SA1 1WD

£127,500



FULL DESCRIPTION

ENTRANCE

First floor, stairs to all floors.

HALLWAY

Wall mounted entry telephone system. Electric storage heater. Two storage cupboards and one cupboard housing the hot water tank.

BATHROOM

White suite comprising W. C, pedestal wash hand basin and bath with electric shower over. Tiled walls around bath. Wall mounted Dimplex heater. Chrome effect towel radiator.

MASTER BEDROOM

10'1 x 9'6 (3.07m x 2.90m)

Double glazed window to rear. Electric heater.

BEDROOM 2

11'6 x 6'7 (3.51m x 2.01m)

Double glazed window to rear. Electric heater.

LOUNGE DINER

16'7 x 8'7 (5.05m x 2.62m)

French doors with Juliet balcony overlooking courtyard. Door to kitchen.

KITCHEN

11'1 x 6'3 (3.38m x 1.91m)

Range of wall, base and drawers units with complimentary worktop. Stainless steel sink. Electric hob. Stainless steel oven. Double glazed window.

EXTERNAL

Allocated underground parking

TENURE

Leasehold

Lease term 125 years from 1993

Service Charge - £2172.74 Annually.

Ground Rent - £100.00

COUNCIL TAX BAND D

UTILITIES

Electric - EDF

Gas - No

Water - Metered

Broadband - currently not connected.

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

FURTHER INFORMATION

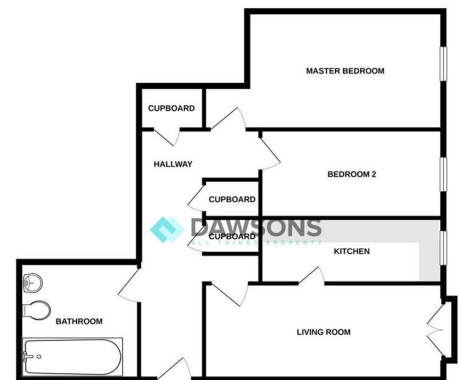
Vacant property - No onward chain.

AREA MAP



FLOOR PLANS

GROUND FLOOR



These plans are intended to provide a general outline of the property and are not to be relied upon for exact measurements. The actual dimensions of the property may vary slightly from those shown on the plans. The plans are provided for information only and do not constitute an offer or contract. The actual layout of the property may vary from that shown on the plans. The plans are provided for information only and do not constitute an offer or contract. The actual layout of the property may vary from that shown on the plans.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of 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.



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