



28 St. Catherines Court

Marina, Swansea, SA1 1SD

Asking Price £160,000



FULL DESCRIPTION

ENTRANCE

Communal entrance with stairs to first floor.

HALLWAY

Electric heater. Intercom. Wall mounted consumer unit. Cupboard. Door to cupboard housing hot water tank and shelves.

KITCHEN

10'10" x 8'9" (3.31 x 2.67)

Range of wood effect wall base and drawer units, with grey work top and tiled splash back above. Stainless steel one and half bowl sink, with drainer and mixer tap. Stainless steel double eye level oven. Electric hob with stainless steel chimney hood extractor fan. Space for fridge freezer and washing machine. Tiled floor. Double glazed window.

LOUNGE DINER

17'9" x 13'9" max (5.42 x 4.21 max)

Double glazed window. Double glazed French door with Juliet balcony. Two electric heaters. TV point.

BATHROOM

6'7" x 6'5" (2.01 x 1.98)

White suite comprising W.C, pedestal wash hand basin and bath with hand held shower. Part tiling to walls, full tiling around bath area. Tiled floor. Chrome heated towel rail.

BEDROOM TWO

11'10" x 8'0" (3.63 x 2.44)

Double glazed window with court yard views. Electric heater. TV point.

BEDROOM ONE WITH ENSUITE

11'3" x 9'1" (3.44 x 2.77)

Double glazed French door with Juliet balcony. Court yard views. Electric heater. Door into;

ENSUITE

White suite comprising W.C, pedestal wash hand basin and step in shower. Part tiled walls. Tiled floor. Shaver point. Wall mounted fan heater.

PARKING

Allocated parking space.

TENURE

Lease term 125 years from 2006

Service Charge £1,715.76 per annum.

Ground rent £100pa

UTILITIES

Gas- No

Electric- Yes

Water- Metered

Broadband- TBC

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

COUNCIL TAX BAND - E

EPC RATING - B

FURTHER INFORMATION

The management company advises that they do allow pets, a pet consent form will need to be filled in prior to completion (there is a charge for this).

Holiday lets are not allowed.

No EWS1 available

AREA MAP



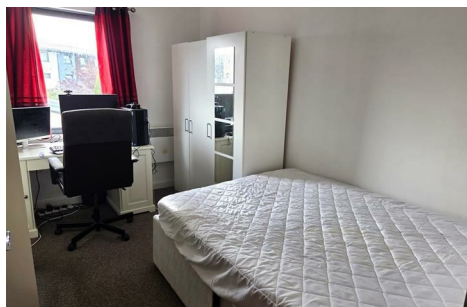
FLOOR PLANS



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		
EU Directive 2002/91/EC		

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Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

