



# 8 Abernethy Square

Marina, Swansea, SA1 1UH

## Asking Price £130,000















## **FULL DESCRIPTION**

## **ENTRANCE**

2nd floor. Stairs

#### **HALLWAY**

## **MASTER BEDROOM**

15'04" x 11'01" (4.67 x 3.38)

## **BEDROOM TWO**

12'03" x 8'07" (3.73 x 2.62)

#### **BATHROOM**

#### **KITCHEN**

10'08" x 6'07" (3.25 x 2.01)

## **LOUNGE DINER**

13'04" into bay x 13'11" (4.06 into bay x 4.24)

## **PARKING**

Allocated parking space.

## **COUNCIL TAX BAND E**

#### **TENURE**

Leasehold Lease term 99 years, 58 remaining Service charge £2000 approx pa Ground rent £100 pa

## **EPC RATING - C**

#### **UTILITIES**

Gas-Yes

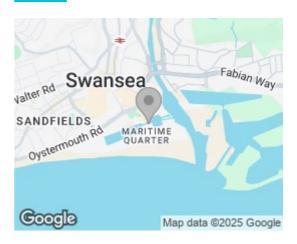
Electric-Yes

Water-Welsh Water

Broadband - No

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

## **AREA MAP**



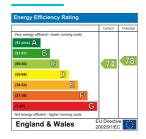
## **FLOOR PLANS**

SECOND FLOOR



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## EPC



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