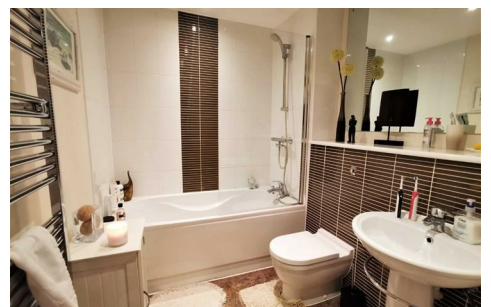




49 Meridian Tower Trawler Road Marina, Swansea, SA1 1JN

£159,950



FULL DESCRIPTION

ENTRANCE

Communal hallway, 9th floor. Lift access.

HALLWAY

Skimmed ceiling. Recessed down lights. Storage cupboard with shelving and hot water tank, consumer unit and water guard. Wall mounted intercom system. Wall mounted electric heater.

LOUNGE/DINER

22'04" x 11'08" (6.81 x 3.56)

Double-glazed tilt and turn patio door with Juliet balcony overlooking Swansea Bay and Mumbles Head. Skimmed ceiling with recessed down lights. Wall mounted electric heater. TV, telephone and 'Sky' Plus points.

KITCHEN

Range of Cappuccino high gloss wall, base and drawer units with wood effect work top. Skimmed ceiling with recessed down lights. 'Camaro' flooring. Stainless steel electric oven. Stainless steel chimney hood with stainless steel splash back and 4-ring electric hob. Integrated fridge/freezer, dish washer and washer/dryer. Stainless steel 1½ bowl sink with drainer and mixer tap.

BEDROOM

11'05" x 13'02" (3.48 x 4.01)

Double glazed window with sea views, wall mounted electric heater, fitted double wardrobes with mirrored sliding doors, spot lighting to ceiling.

BATHROOM

5'06" x 7'05" (1.68 x 2.26)

Three piece white suite comprising W.C., pedestal wash hand basin and bath with shower over and shower screen. Skimmed ceiling with recessed down lights. 'Camaro' flooring. Full tiling to walls around bath and half height tiling behind W.C., and wash hand basin. Chrome heated towel rail.

LEASEHOLD

Lease term 150 years (less 3 days) from and including 25 December 2007

Service Charges £2,142 PA

Ground rent £200 PA

COUNCIL TAX BAND E

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(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	

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.



Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

