DAWSONS
ALL THINGS PROPERTY

42 Altamar Kings Road

Marina, Swansea, SA1 8PP

Offers Around £122,950

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FULL DESCRIPTION

FIRST FLOOR
Lift access

HALLWAY
Skimmed ceiling with two ceiling lights. Wall mounted electric heater. Video entry system. Hardwood door to storage cupboard housing hot water tank, electric consumer unit and ceiling light.

LOUNGE
13'07" x 10'01" (4.14 x 3.07)
Double-glazed windows with river views. Skimmed ceiling with recessed down-lights. Wall mounted electric heater. TV and telephone points.
Open to;

KITCHEN
10'05" x 9'07" (3.18 x 2.92)
A range of wood effect wall, base and drawer units with complimentary worktop with tiled splash back above. Skimmed ceiling with recessed down-lights. Stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel extractor hood. Stainless steel oven and grill. Integrated fridge/freezer. Integrated washer/dryer. .

BEDROOM
10'05" x 9'07" (3.18 x 2.92)
Double-glazed floor to ceiling window with river views. Skimmed ceiling with recessed down-lights. Wall mounted electric heater. Fitted wardrobe. Telephone point.

SHOWER ROOM
White suite comprising low level W.C., wash hand basin encased in vanity unit with tiling above and corner shower with sliding door and full height tiling. Skimmed ceiling with recessed down-lights. Heated towel rail. Wall mounted mirror. Shaver point.

TENURE
Lease term 125 Years From 9 July 2004
Service charge £1498 to inc water
Ground rent £228

COUNCIL TAX BAND D
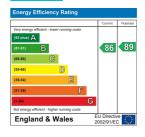
UTILITIES

FURTHER INFORMATION

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.

AREA MAP

FLOOR PLANS

GROUND FLOOR

EPC