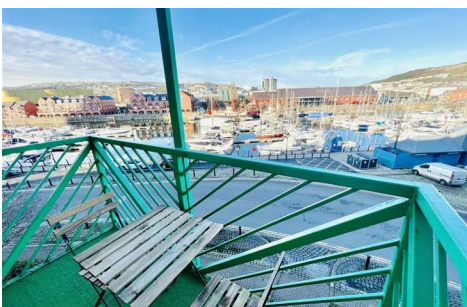




177 Fitzroy House, Trawler Road

Marina, Swansea, SA1 1XX

Asking Price £135,000



FULL DESCRIPTION

ENTRANCE

Communal entrance with stairs to second floor.

HALLWAY

Vestibule with door into hallway, cupboard housing hot water cylinder.

LOUNGE/DINING

15'03 x 10'04 (4.65m x 3.15m)

French doors with access onto sit out balcony and Marina views.

KITCHEN

6'04 x 10'03 (1.93m x 3.12m)

Modern kitchen, a range of wall and base units, stainless steel sink, electric oven and electric hob. Washing machine and fridge freezer space.

BEDROOM

11'06 x 8'07 (3.51m x 2.62m)

Mirror fronted wardrobes, window with partial sea views.

BATHROOM

5'1 x 8'31 (1.55m x 2.44m)

Three piece with bath, wash hand basin and W.C.

EXTERNALLY

Allocated underground parking

LEASEHOLD

Lease term 125 years less 3 days from 24 June 1985

Service charge £1,552 per annum inclusive of ground rent

COUNCIL TAX BAND D

AREA MAP



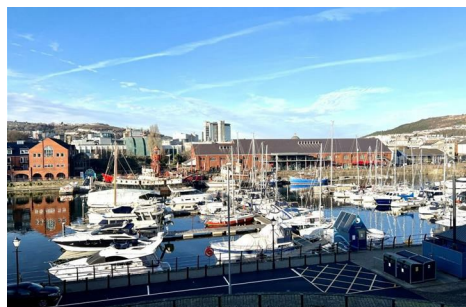
FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus) A			
(81-91) B		78	78
(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.



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