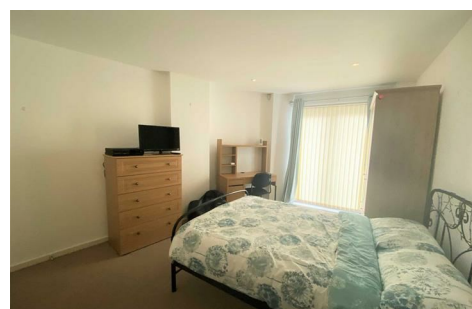




45 South Quay, Kings Road

Marina, Swansea, SA1 8AJ

£169,950



FULL DESCRIPTION

ENTRANCE

Block 2. Ground floor. Lift to car park

HALLWAY

Recessed down-lights. Alarm System. Video intercom system. Wall mounted electric heater. Door to storage cupboard with shelving. Door to cupboard housing hot water tank and space for washer/dryer.

OPEN LOUNGE DINER TO KITCHEN

18'06" max x 16'11" (5.64 max x 5.16)

LOUNGE DINER

Double-glazed window to side. Double-glazed French doors leading to a sit out terrace. Recessed down-lights and two wall lights. Two wall mounted electric heaters. Sky, TV and telephone points. Wood effect laminate flooring.

KITCHEN

Range of white high gloss wall, base and drawer units with grey worktop. Recessed down-lights. Integrated fridge/freezer and dishwasher. Stainless steel single oven. Four ring electric hob with stainless steel splash back. Stainless steel chimney hood and extractor fan. Stainless steel one and a half bowl sink and drainer with mixer tap. Wood effect laminate flooring.

MASTER BEDROOM

13'10" approx x 11'03" approx (4.22 approx x 3.43 approx)

Double-glazed French door leading to a sit out terrace. Recessed down-lights. Wall mounted electric heater. TV and telephone point.

Door to;

ENSUITE

White suite comprising of low level W.C., pedestal wash hand basin and step in shower. Recessed down-lights. Part tiled walls. Tiled flooring. Chrome heated towel rail.

BEDROOM TWO

13'05" approx x 12'04" approx (4.09 approx x 3.76 approx)

Double-glazed window. Recessed down-lights. Wall mounted electric heater. TV and telephone points.

BATHROOM

White suite comprising of low level W.C., pedestal wash hand basin and side panel bath with over bath shower and shower screen. Recessed down-lights. Part tiled walls. Tiled floor. Shaver point. Chrome heated towel rail.

EXTERNAL

Secure underground parking. 109

LEASEHOLD

Lease term 150 years from 1 January 2005

Service charges approx. £808.09 per quarter

Ground Rent £150 PA

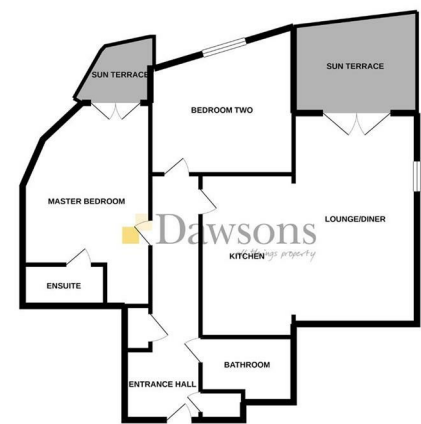
COUNCIL TAX BAND E

AREA MAP



FLOOR PLANS

GROUND FLOOR



These plans are intended to provide 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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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