



26 Monmouth House

Marina, Swansea, SA1 1WD

Asking Price £119,950



FULL DESCRIPTION

ENTRANCE

First floor, stairs to all floors.

HALLWAY

Wall mounted entry telephone system. electric storage heater. Two storage cupboards and one cupboard housing the hot water tank.

BATHROOM

White suite comprising W. C, pedestal wash hand basin and bath with electric shower over. Tiled walls around bath. Wall mounted Dimplex heater. Chrome effect towel radiator.

MASTER BEDROOM

10'1 x 9'6 (3.07m x 2.90m)

Double glazed window to rear. Electric heater

BEDROOM 2

11'6 x 6'7 (3.51m x 2.01m)

Double glazed window to rear. Electric heater

LIVING ROOM

16'7 x 8'7 (5.05m x 2.62m)

French doors with Juliet balcony overlooking courtyard.

KITCHEN

11'1 x 6'3 (3.38m x 1.91m)

Upgraded kitchen with gloss effect doors with complimentary worktop. Stainless steel sink. Electric hob. Stainless steel oven. Double glazed window.

EXTERNAL

Allocated underground parking

LEASEHOLD

Lease term 125 years from 1993

Service Charge £1938 pa

Ground Rent £100 pa

COUNCIL TAX BAND D

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

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