



# 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**



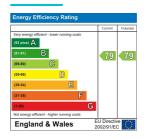
# **FLOOR PLANS**

GROUND FLOOR



While every alternal has been made to ensure the xicoxicy of the foreigne-contained here, missourement of doors, sendous, normal and any other terms are approximate and no-importability in Laken for any errollements the roll selection of the contained of the particle of the contained of the contain

# **EPC**



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.













