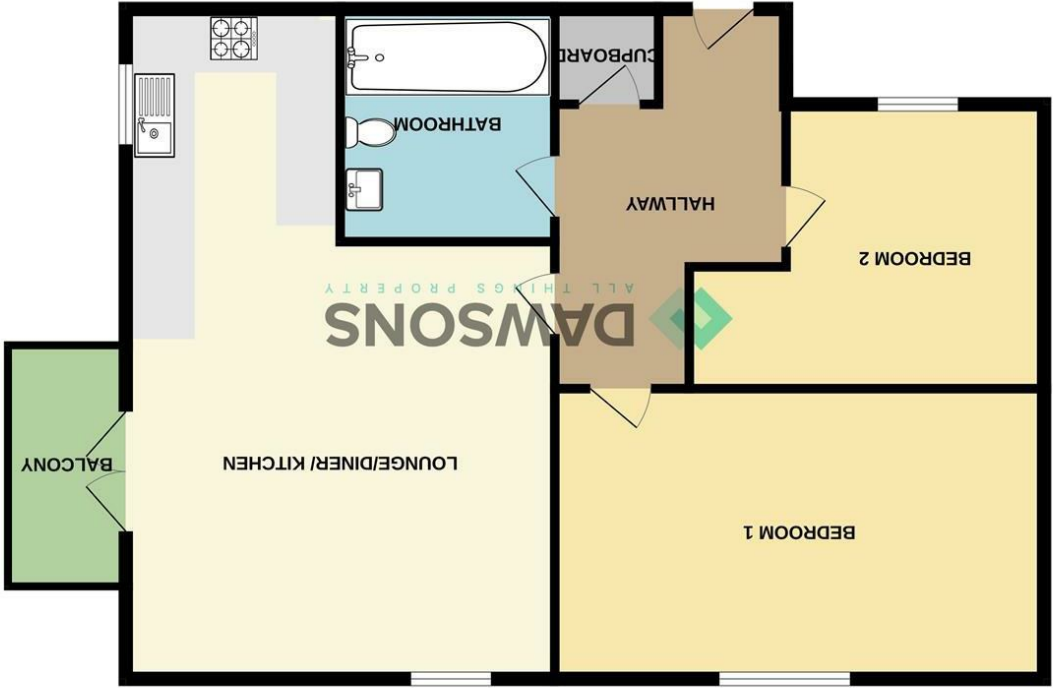


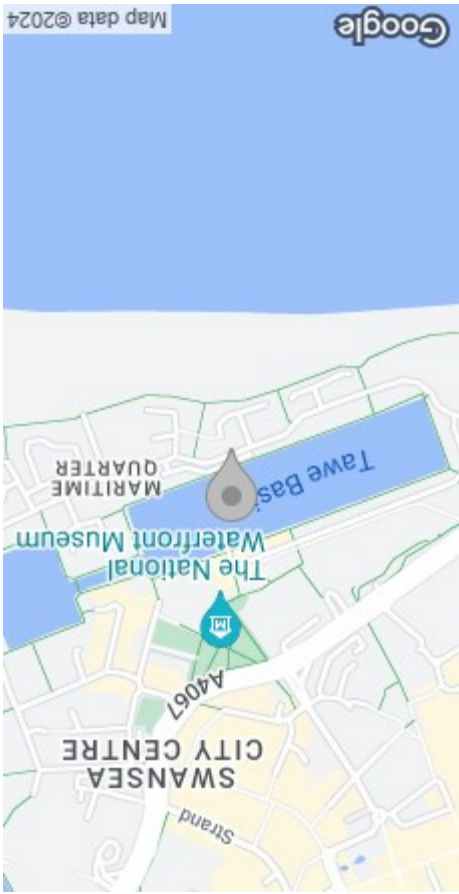
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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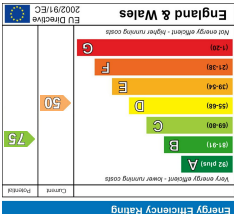
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



150 Ambassador House, Trawler Road  
Maritime Quarter, Swansea, SA1 1XZ  
£175,000



GENERAL INFORMATION

Nestled in the heart of the Maritime Quarter in Swansea, this stunning two-bedroom apartment at Ambassador House offers a truly picturesque setting. The property boasts a beautifully presented interior with a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. As you step into this ground floor apartment, you are greeted by panoramic marina views that will take your breath away. With two cosy bedrooms, there is ample space for a small family, a couple, or even a home office for those who work remotely. The bathroom is modern and well-maintained, providing a tranquil space to unwind and rejuvenate. This property benefits from allocated parking in the under ground car park. Convenience is key with this property, as it is located close to amenities, ensuring that everything you need is just a stone's throw away. Whether you fancy a leisurely stroll along the marina, a quick bite to eat at a nearby cafe, or some retail therapy at the local shops, everything is within easy reach. Don't miss this opportunity to own a piece of waterfront paradise in Swansea. Book a viewing today and experience the charm of waterfront living at Ambassador House. Council Tax Band = E | EPC = E | LEASEHOLD Leasehold Terms - Terms of lease - 125 years, years remaining 86, Ground rent £0, Annual Service Charge approx £2100 per annum.

FULL DESCRIPTION

ENTRANCE

Enter via communal door into communal entrance - Ground Floor - to the left is the property entrance.

HALLWAY

Enter via FD30 rated composite fire door into Hallway:  
Coved ceiling, Wall mounted telecom system, laminate wood effect flooring, storage cupboard housing water tank.

OPEN PLAN LIVING ROOM/ DINER/ KITCHEN

21'3" max x 14'5" (6.5 max x 4.4)  
Lounge – UPVC double glazed window to side, uPVC patio door to front leading on to balcony with views, coved ceiling, wall mounted energy efficient electric radiator, laminate flooring.  
KITCHEN – All Bosch appliances. Range of wall and base units with complimentary work surfaces over, composite sink with mixer tap over, electric ceramic hob, built in oven and grill, stainless steel effect extractor fan over. Built in dish washer, washing machine and tumble dryer. Freestanding fridge freezer.



MASTER BEDROOM

9'11" x 14'6" (3.04 x 4.42)  
UPVC double glazed window to side, coved ceiling, floor laid with carpet. Energy efficient electric radiator.

BEDROOM TWO

7'4" x 11'5" (2.26 x 3.48)  
UPVC double glazed window to front and side, Coved ceiling, floor laid with carpet. Energy efficient electric radiator.

BATHROOM

Three-piece suite comprising panelled bath with electric shower over, vanity unit housing tabletop sink, low level WC, heated towel rail, coved ceiling, respatex style covered walls, laminate flooring.

LEASEHOLD TERMS

Leasehold Terms -  
Terms of lease - 125 years, years remaining 86, Ground rent £0, Annual Service Charge approx £2100 per annum.

UTILITIES

You are advised to refer to Ofcom checker for mobile signal and coverage.  
Electric – YES - OCTOPUS SMART METER  
Gas – NO  
Water – YES  
Water – METER  
Broadband – YES  
Broadband Type – FTTP  
Broadband Supplier – HYPEROPTIC

FURTHER INFORMATION

We have been informed by the vendor that Holiday lets are not allowed.  
We have been informed that the management company does allow pets, permission is required at a charge.

