



46 Trawler Road

Marina, Swansea, SA1 1XB

No Onward Chain £115,000



FULL DESCRIPTION

ENTRANCE

HALLWAY

BEDROOM

12'1" x 8'7" (3.69 x 2.63)

BATHROOM

6'10" x 5'10" (2.10 x 1.78)

LOUNGE

13'3" x 12'0" (4.06 x 3.66)

KITCHEN

12'3" x 7'6" (3.74 x 2.30)

PARKING

Situated in the Slipway car park multi storey.

TENURE

Leasehold

Lease term 150 years from 2024

Service charge £184 pcm approx

Ground rent peppercorn

UTILITIES

Electric - Yes

Gas - Yes

Water - Yes

Broadband - TBC

You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND C

EPC RATING C

AREA MAP



FLOOR PLANS

TOP FLOOR



1800

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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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