



40 Trawler Road

Maritime Quarter, Swansea, SA1 1XB

Asking Price £129,950



FULL DESCRIPTION

ENTRANCE

Stairs to all Floors.

HALLWAY

Intercom. Gas central heating radiator. Door to cupboard with shelving. Laminate flooring. Door to cupboard housing hot water tank.

MASTER BEDROOM

5.26 x 2.95

Double glazed windows. Gas central heating radiator.

BEDROOM TWO

3.73 x 2.72

Double glazed windows. Gas central heating radiator.

BATHROOM

2.08 x 1.83

A Three piece suite comprising WC, pedestal wash hand basin and bath with electric shower over. Double glazed wood window. Artex ceiling with coving and ceiling light. Full height tiling to bath area. Tiled floor. Gas central heating radiator with towel rail. Shaver point.

LOUNGE DINER

13'10" x 10'5" (4.24 x 3.18)

Double glazed patio doors. Gas central heating radiator. TV and telephone points. Laminate floor.

KITCHEN

12'4" x 7'1" (3.78 x 2.16)

Wood effect wall base and drawer units with complimentary work top. Tiled splash back. White one and a half bowl sink with drainer and mixer tap. Space for free standing oven. Gas central heating radiator. Space for a washing machine. Gas central heating boiler inset in wall cupboard. Tiled floor. Double glazed window.

EXTERNAL

Allocated parking in the slipway car park.

TENURE

Leasehold

Lease term 99 years from 24 June 1984, 58 years remaining.

Service charge - £160 per month

Ground rent - £25 every 3 months

COUNCIL TAX BAND D

UTILITIES

Electric - OVO Energy

Gas - OVO Gas Ltd

Water - Welsh Water

Broadband - not currently connected.

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

FURTHER INFORMATION

Total floor area 63 square metres

The property will be cash only due to the length of lease.

AREA MAP



FLOOR PLANS

TOP FLOOR



2 BED 2 BATH

While every effort has been made to ensure the accuracy of the above information, no responsibility is accepted for any errors or omissions. The plan is for information only and should not be used as a basis for any decision. The plan is for information only and should not be used as a basis for any decision. The plan is for information only and should not be used as a basis for any decision. Map data ©2025 Google

EPC

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