



## 3 South Quay, Kings Road

Marina, Swansea, SA1 8AH

**Asking Price £152,500**



## FULL DESCRIPTION

### ENTRANCE

Block 1. Ground floor. Lift to car park.

### HALLWAY

Intercom. Alarm. Cupboard housing hot water tank and space for washing machine.

### BATHROOM

White suite comprising WC, pedestal wash hand basin and bath with shower over and shower screen. Chrome heated towel rail. Tiled floor.

### LOUNGE DINER OPEN PLAN TO KITCHEN

Double glazed french doors leading to a sit out decked terrace. TV and telephone points. Electric heater.

### KITCHEN

White gloss drawer, base and wall units with grey worktop and up stand. Stainless steel single oven. Four ring electric hob with stainless steel splash back and stainless steel extractor fan. Integrated dishwasher and fridge freezer. Stainless steel one and a half bowl sink. Laminate flooring.

### MASTER BEDROOM

11'5 x 9'2 (3.48m x 2.79m)

Double French doors leading to a decked balcony with views overlooking the waterfront of SA1. Telephone and TV points.

### ENSUITE

White bathroom suite comprising of WC, pedestal wash hand basin and a walk in shower. Half height tiling to walls behind WC and wash hand basin, full height to shower area. Chrome heated towel rail. Tiled floor.

### BEDROOM TWO

10'9 x 6'7 (3.28m x 2.01m)

Double-glazed windows. Electric radiator.

### EXTERNAL

Secure allocated underground parking space 26

### TENURE

Lease term 150 years from 1 January 2005

Service charges £3000 pa approx

Review date: December 2023

Ground Rent £150 Per annum

Review date: January 2030

### COUNCIL TAX BAND D

### UTILITIES

Electric - Ovo energy

No gas

Water meter - Welsh Water

### FURTHER INFORMATION

We have been informed that no pets or short term holiday lets are allowed in the building.

EWS1 AVAILABLE

## AREA MAP



## FLOOR PLANS

GROUND FLOOR

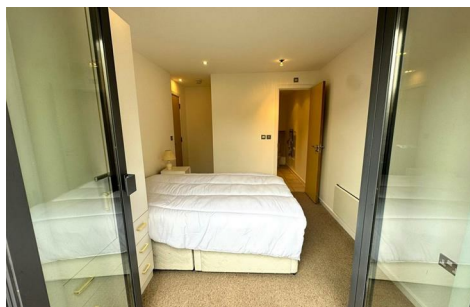


When using this floor plan, please note that the dimensions are approximate and are for guidance only. The actual dimensions of the property may vary slightly from those shown on the plan. The plan is not to scale and is not a substitute for a professional survey. The plan is for information only and does not constitute an offer or contract.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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.



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