



42 Trawler Road, Maritime Quarter, Swansea, SA1 1XB

Offers In The Region Of £105,000

- Ground floor apartment in the sought-after Swansea Marina
- Recently redecorated throughout
- Bright and comfortable Living Room
- Double Bedroom
- Council Tax C
- Convenient location close to marina amenities and waterfront walks
- Reception Hall
- Fitted Kitchen and 2 Store Cupboards
- Designated parking space, gas-fired central heating and double glazing throughout
- Viewing highly recommended

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A beautifully presented ground floor apartment enjoying a convenient position within the ever-popular Swansea Marina, benefiting from its own designated parking space in gated and coded entry car park. Recently redecorated throughout, the property offers comfortable and well-appointed accommodation comprising: Reception Hall, spacious Living Room, fitted Kitchen, two Store Cupboards, double Bedroom and Bathroom.

Further benefits include gas-fired central heating and double glazing.

An ideal first-time purchase, investment opportunity or marina retreat, this delightful home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate all that it has to offer.



Council Tax Band: C



TENURE AND POSSESSION

We are advised that the property is leasehold with 57 years remaining on the lease

SERVICES

We are advised that the property is connected to all mains services

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

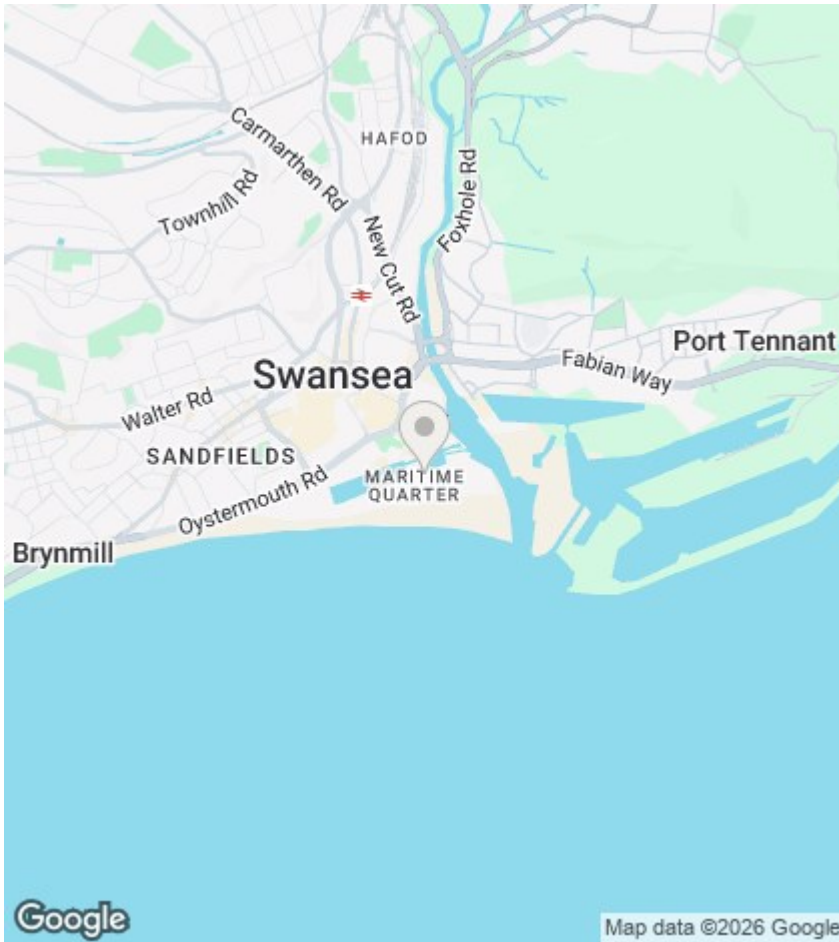
OUT OF OFFICE CONTACT

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WEBSITE

View all our properties on:
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www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

