



Abbotsford House, Trawler Road, Maritime Quarter, Swansea SA1 1YH

- Sit-out Balcony with Marina Views
- Allocated Parking
- Open-plan Living Room & Kitchen with Breakfast Bar
- Stylish One Bedroom Apartment
- Electric Heating

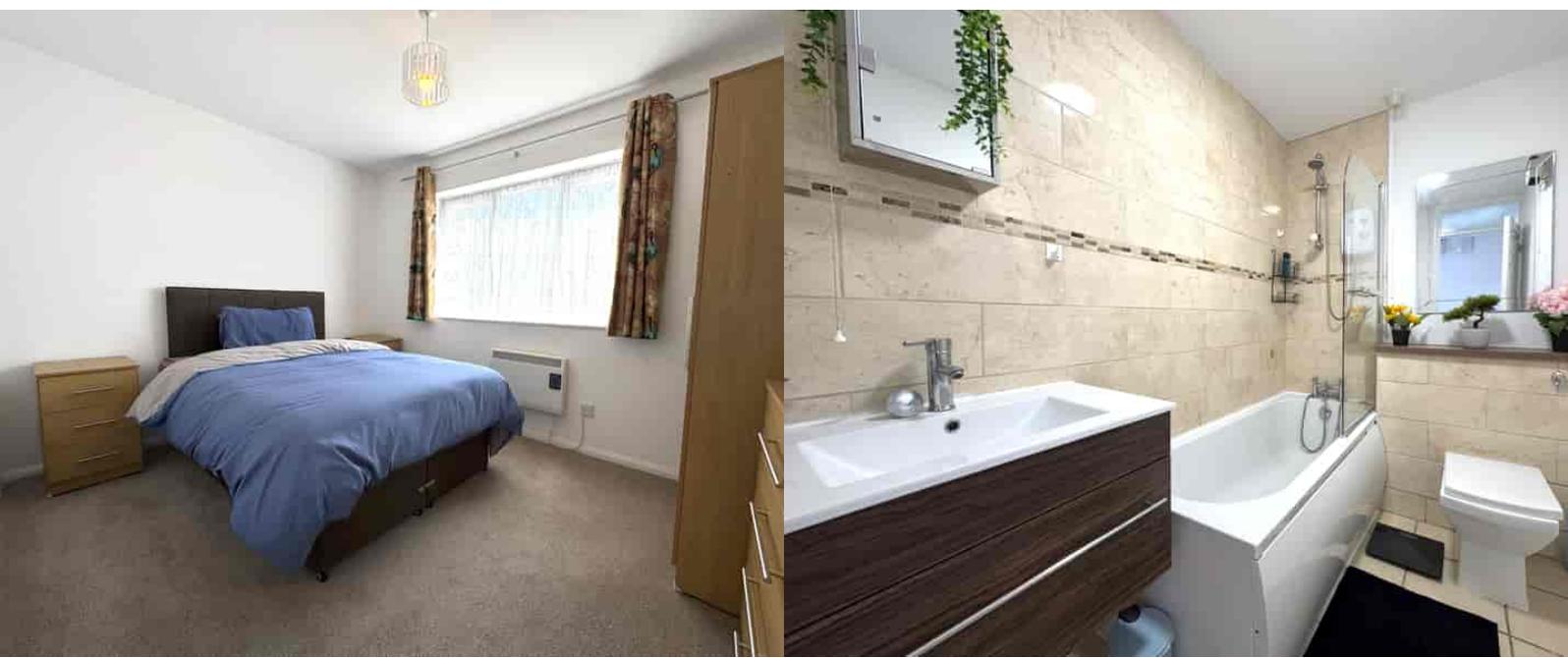




PROPERTY DESCRIPTION

Situated in the heart of the sought-after Maritime Quarter, this well-presented apartment offers contemporary waterside living just moments from the Marina basin, seafront and a wide range of cafés, restaurants and local amenities. Located within Abbotsford House on Trawler Road and set on the first floor (no lift), the property provides a bright and well-proportioned layout ideal for first-time buyers, professionals or investors. The property briefly comprises an entrance hallway leading to an open-plan living room with private balcony access, perfect for enjoying views towards the Marina and surrounding waterfront. The adjoining kitchen area is fitted with a range of units and workspace with breakfast bar, offering a practical and functional cooking space. Double bedroom. Bathroom fitted with a modern suite including a bath with shower over. Further benefits include double glazing, electric heating and an allocated parking space.

Please refer to Ofcom checker for mobile signal and coverage. Viewing is highly recommended! Furniture package negotiable. At time of publication: Leasehold: 84 years remaining (125 years (less 3 days) from 24 June 1985). Annual Service Charge: £1,668.92 (paid in half yearly instalments, inclusive of Ground Rent. Council Tax: Band D. EPC Rating: C. Tenant currently in-situ.



ROOM DESCRIPTIONS

Hallway

Entrance porch with hardwood entrance door and internal door leading to hallway. Hardwood effect laminate flooring. Ceiling light fitting. Electricity consumer unit. Wall mounted entrance phone. Door leading to airing cupboard, housing water tank. Electric storage heater. Doors leading to:-

Living Room Area

6.769m x 3.439m (22' 2" x 11' 3") [Measurements taken to furthest point of room to include kitchen area] Open-plan with adjoining kitchen area. Hardwood effect laminate flooring. White uPVC surround double glazed window and door onto a sit-out balcony, offering views over Marina basin, city and surrounding hillside. Aerial and power points. Ceiling light fitting. Fire effect electric panel heater.

Kitchen Area

Hardwood effect laminate flooring. Central ceiling light fitting and pendant light fitting over breakfast bar. A range of wall and base units in gloss white with complimentary granite effect laminate work surface and breakfast bar. Integrated fridge/freezer, Indesit washer/dryer, Indesit electric oven with hob and stainless steel extractor hood, and Necht dishwasher. inset stainless steel sink and drainer unit with mixer tap Partial splash-back wall tiling in white. White uPVC surround double glazed window, overlooking the Marina waterfront. Power points.

Bedroom

3.576m x 2.691m (11' 9" x 8' 10") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Electric panel heater. Power points.

Bathroom

1.585m x 2.574m (5' 2" x 8' 5") [Measurements taken to

furthest point of room]

White three piece suite, comprising bath with shower and glass shower screen, low level WC with button flush and wash hand basin in vanity unit. Partial wall tiling, fully tiled walls behind bath and sink. Tiled flooring. Ceiling light fitting.

External

Allocated parking space.

Tenure & Utilities (as of March 2026)

Leasehold: 84 years remaining (125 years (less 3 days) from 24 June 1985)

Annual Service Charge: £1,668.92 (inclusive of Ground Rent - A peppercorn and maintenance rent).

Council Tax: Band D

EPC Rating: C

Tenant in-situ

Disclaimer

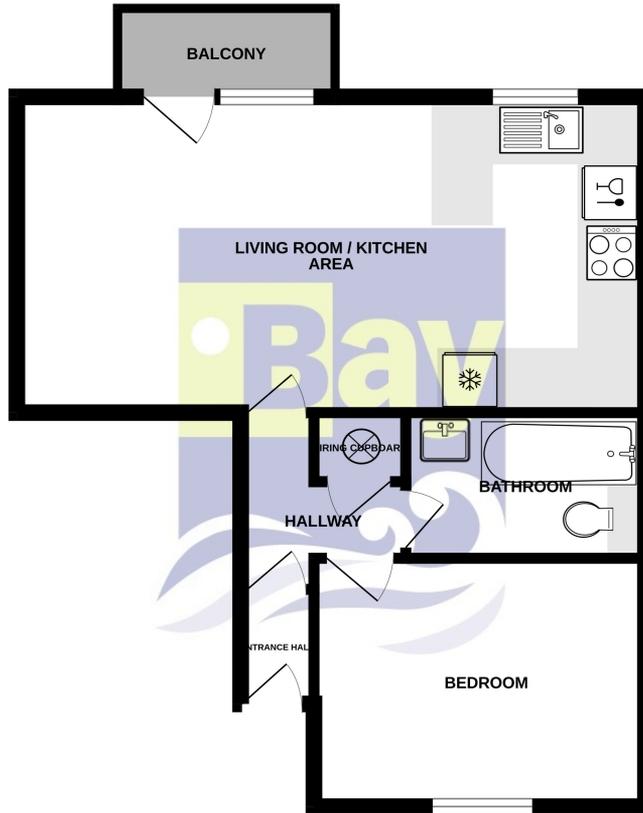
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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