



**22 Aurora Building, Trawler Rd**  
Maritime Quarter, Swansea, SA1 1FY  
**£1,200 PCM**



## 22 Aurora Building, Trawler Maritime Quarter, Swansea, SA1 4 TV

A 4TH FLOOR FULLY FURNISHED APARTMENT with ALLOCATED BASEMENT PARKING, LIFT ACCESS & PANORAMIC VIEWS OF SWANSEA BAY

We are pleased to offer for let this Modern Apartment located in the popular Aurora Building and excellent for access to the City Centre and Main Transport Routes to The University Singleton Campus and The University Bay Campus. With Lift Access from the Basement Car Park the Entrance Hall leads to the Family Bathroom and the Two Double Bedrooms with the Master Bedroom having an En Suite Shower Room. The Fitted Kitchen has an Integrated Fridge Freezer, Oven, Dish Washer and Washer Dryer, and is open plan to the Lounge Dining Room where a Large Window looks out over the Beach and fantastic Sea Views of the Bay towards Mumbles. Please note paved balcony is not immediately included as there is building work to be completed.

AVAILABILITY FOR VIEWINGS FROM MID MAY AND FOR AN APPOINTMENT PLEASE CALL SMITHS LETTINGS & COUNCIL TAX BAND G

### Kitchen Area

14'9" x 8'10" (4.5 x 2.7)

### Lounge/Dining Area

28'2" x 22'3" (8.6m x 6.8)

### Bathroom

6'6" x 5'6" (2.0 x 1.7)

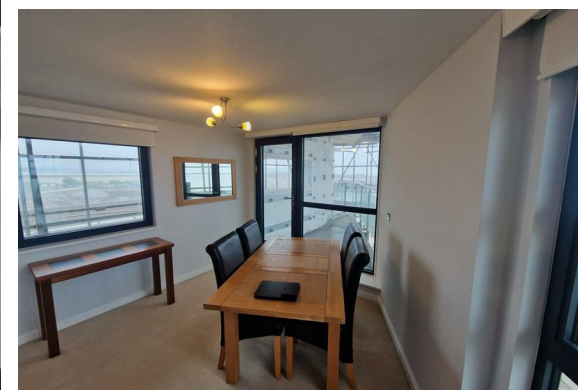
### Bedroom 1

14'9" x 9'6" (4.5 x 2.9)

### En Suite

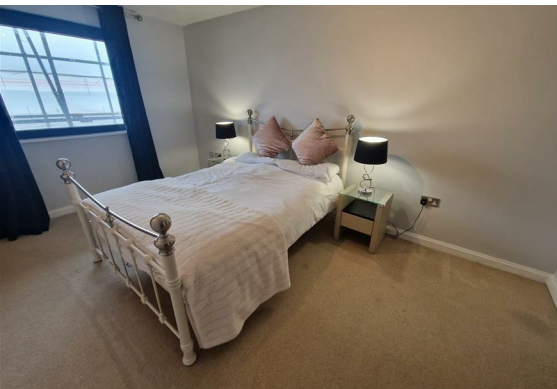
6'6" x 4'7" (2.0 x 1.4)

### Bedroom 2





18'8" x 9'6" (5.7 x 2.9)

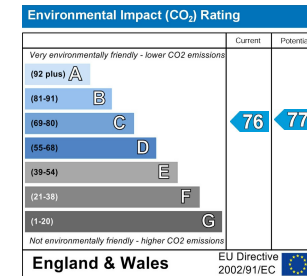
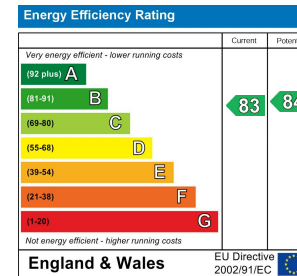


## Floor Plan

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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