



## 22 St Margarets Court

Marina, Swansea, SA1 1JZ

**£269,950**



A ground floor two bedroom apartment situated on a corner plot of Swansea Promenade with access to Swansea Bay with the outstanding beauty and views sweeping across to Mumbles head. The property offers a large curved corner sit out sun balcony with gated access onto the promenade, Lounge with full length windows opening into a modern kitchen, master bedroom with en-suite second bedroom and bathroom. A fantastic second home, holiday home or investment.

EPC - B

Leasehold

Service Charges - £1,264.68 PA

Ground Rent - £100 PA



## FULL DESCRIPTION

### ENTRANCE

Communal entrance leading to

### HALLWAY

With storage cupboard housing hot water tank, radiator, wall mounted telephone entrance phone.

### MASTER BEDROOM

10'11 x 9'7 (3.33m x 2.92m)

French doors opening onto wrap around balcony, radiator, door into:

### EN-SUITE

Step in shower enclosure, W.C, wash hand basin, radiator.

### BEDROOM TWO

11'06 x 9'03 (3.51m x 2.82m)

French door leading onto wrap around balcony, overlooking dunes, recess fitted wardrobes, radiator.

### BATHROOM

Three piece suite comprising bath with shower over and shower screen, W.C, wash hand basin, radiator.

### LOUNGE DINER

19'05 x 14'07 (5.92m x 4.45m)

Curved floor to ceiling windows with two french doors leading to outside sun balcony overlooking Swansea promenade and Bay, radiators, opening into:

### KITCHEN

14'06 x 7'01 (4.42m x 2.16m)

Fitted with a range of wall and base units, Stainless steel double oven with integrated grill. Four ring gas hob with stainless steel splash back and stainless steel chimney hood extractor fan. Stainless steel one and a half bowl sink with drainer and mixer tap. Wall mounted cupboard housing gas central heating boiler. Double glazed window. Space for washing machine and fridge freezer.

### EXTERNALLY

Wrap around balcony, allocated parking space.

## AREA MAP



## FLOOR PLANS



Plans shown are for information only and do not constitute an offer. The actual layout of the property may vary from the plans shown. The actual layout of the property may vary from the plans shown. The actual layout of the property may vary from the plans shown.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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