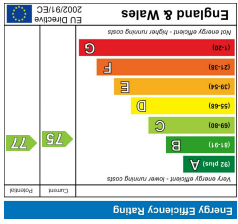




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EPC



AREA MAP



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. Made with Hektropix ©2021

FLOOR PLAN



6 Marine Walk  
 Maritime Quarter, Swansea, SA1 1YQ  
 Offers Over £450,000





## GENERAL INFORMATION

A rare opportunity to acquire an immaculate 4 bedroom, 3 storey town house, situated on the sea front of Swansea beach with Panoramic ever changing views across the Bay towards Mumbles head and beyond. This well presented property delivers the very best of modern coastal living.

Set over three floors, it has a kitchen/dining room to the ground floor with access to a sit out terrace. The first floor has a lounge with a south facing balcony and sea views, followed by the fourth bedroom and luxury family bathroom. The second floor leads to the master suite followed by a further two bedrooms.

Other features include gas central heating and parking to the rear with integral garage.

The property is ideally located for local amenities, City centre and within walking distance to Swansea Marina.

EPC rating C

Lease term 125 years

Service charge £1399.39 per half year

## FULL DESCRIPTION

### HALLWAY

Entrance through a UPVC door. Karndean flooring. Gas central heating radiator. Door to under stair cupboard with light and a gas central heating radiator. Telephone point. Stairs to first landing with porthole circular window. Internal access to the Garage. Doors to the kitchen diner and cloakroom.

### CLOAKROOM

White suite comprising low level corner W. C and wash hand basin inset into a vanity unit with white doors and wood effect work surface. Partially tiled walls. Wall mounted mirror fronted cabinet. White wall mounted heated radiator towel radiator.

### KITCHEN DINER

18'7 x 12'2 (5.66m x 3.71m)

Range of cream wall, base and drawer units with wood effect work surfaces and tiled splash back above.

Stainless steel one and half sink with drainer and mixer tap over. Stainless steel oven. 4-ring Halogen electric hob with stainless steel chimney style extractor over.

Space for dish washer and fridge freezer. Gas central heating radiators. Karndean flooring.

Two double glazed windows with views of Swansea Bay.

Double glazed door leading to a paved terrace with iron railing and gate leading to the promenade and offering panoramic views of Swansea Bay and Mumbles Head.



### FIRST FLOOR

Feature porthole window. Gas central heating radiator. Door to cupboard with two shelves, automatic light and radiator. Stairs to second floor.

### LOUNGE

18'7 approx x 12'3 (5.66m approx x 3.73m)

Two double glazed windows and french door with glazed side panels leading to a sit out south-facing balcony with views across the Bay and Mumbles Head. T.V. and telephone point. Two gas central heating radiators.

### BEDROOM FOUR

11'9 x 9'7 (3.58m x 2.92m)

Double glazed window with views over-looking the court yard. Gas central heating radiator.

### BATHROOM

White suite comprising low level W.C., wash hand basin inset into a wood effect vanity unit shelving and cupboards and panelled bath with shower over and shower screen. Fully tiled walls. White heated towel radiator.

### SECOND FLOOR

Loft access with pull down ladder.

### MASTER BEDROOM

Double glazed window with views of the sea. Gas central heating radiator. T. v point.

### SHOWER ROOM

White suite comprising low level W. C., wash hand basin inset into a wood effect wall mounted vanity unit. Spacious step in shower. Fully tiled walls. Inset spotlights. Wall-mounted heated towel rail.

### BEDROOM TWO

Double glazed window overlooking the court yard. Gas central heating radiator. Recessed wardrobe with shelf and rail.

### BEDROOM THREE

Double glazed window. Gas central heating radiator. T. V point.

### EXTERNAL

Garage- up and over door, plumbing for washing machine and vent for tumble dryer. Parking space to the front of the house.

