



65 St Catherines Court

Marina, Swansea, SA1 1SD

Asking Price £219,950



Set in the heart of the Marina we have the pleasure of offering for sale a spacious top floor apartment benefiting from **** Share of Freehold**** and with walking distance to both Swansea Bay and Marina. This stylish property comprises of entrance hallway, two double bedrooms - both with en-suites, family bathroom, a large open plan lounge diner leading onto a wrap around balcony and modern kitchen. Other features include allocated parking and electric heating.

EPC RATING - C

Leasehold

Share of Freehold

Service Charges £1,800 including Ground rent



FULL DESCRIPTION

HALLWAY

Intercom. Temperature control panel. Storage cupboard housing fuse box. Door to cupboard housing hot water tank. Karndean flooring.

MASTER BEDROOM

12'4" x 13'3" (3.76 x 4.04)

Double glazed window and Juliet balcony with glass balustrade. Electric radiator. TV and telephone point. Karndean flooring. Door to-

ENSUITE

White suite comprising of low level w.c, pedestal wash hand basin and step in shower with concertina door. Extractor fan. Part tiled walls. Shaver point. Karndean flooring

BEDROOM TWO

12'4" x 12'0" (3.76 x 3.66)

Double glazed window to rear and side. Electric radiator. TV and BT point. Karndean flooring. Door to;

ENSUITE.

White suite comprising of low level W.C, pedestal wash hand basin and step in shower with concertina doors. Extractor fan. Part tiled walls. Shaver point. Double glazed obscure window to rear. Chrome heated towel radiator. Karndean flooring.

BATHROOM

White suite comprising of low level W.C, pedestal hand wash basin and side panel bath with hand held shower. Extractor fan. Part tiled walls. Shaver point. Stainless steel towel radiator. Karndean flooring,

OPEN PLAN LOUNGE DINER KITCHEN

32'4" max x 19'3" max (in total) (9.86 max x 5.87 max (in total))

LOUNGE DINER

Five double glazed windows to front and rear, french doors leading onto large wrap around balcony. Karndean flooring. Two electric radiators. TV and BT points.

KITCHEN

A range of wall, base and drawer units with marble effect worktops. Stainless steel double sink and drainer with mixer tap. Four ring ceramic hob with stainless steel splash back and extractor hood. Integral stainless steel eye level oven and grill. Space for fridge freezer, dishwasher and washing machine.

EXTERNAL

Allocated parking space

AREA MAP



FLOOR PLANS

GROUND FLOOR

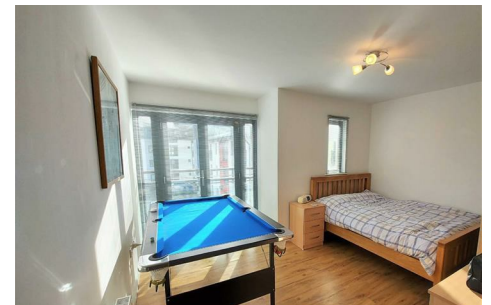
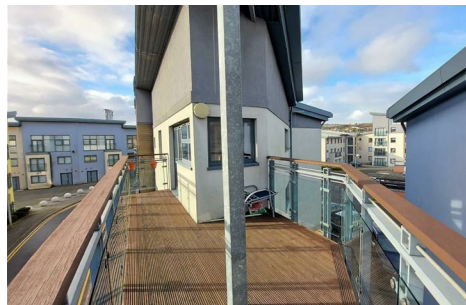


These plans should be read in conjunction with the accompanying particulars. The information contained herein is for guidance only and does not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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