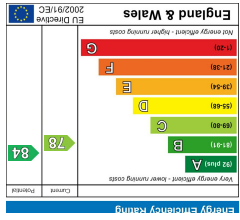




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



AREA MAP

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 Mapbox ©2021

TOTAL FLOOR AREA : 2058 sq.ft. (191.2 sq.m.) approx.



FLOOR PLAN



28 St. Christophers Court,
 Marina, Swansea, SA1 1UA
 Asking Price £600,000



GENERAL INFORMATION

Dawsons are delighted to offer this luxury executive four story townhouse situated in a prime waterside location, with Swansea Bay and promenade on your doorstep. The property has five generous bedrooms, two with en-suite shower rooms, a separate shower room and bathroom, open plan kitchen/breakfast room, dining area and lounge area with folding bi fold doors leading to the decked sun balcony, offering panoramic views across Swansea Bay, Mumbles head and beyond. The master en-suite bedroom is situated on the fourth floor, and has vaulted ceiling and bi fold doors opening up to the breath-taking panoramic views that Swansea Bay has to offer, leading onto a south facing decked sun balcony, it also boasts a walk through dressing/study area and en-suite. Other benefits of this magnificent property include integral garage, chrome sockets and switches throughout, Aqualisa remote shower controls, Valliant combi-boiler and gated access onto Swansea promenade. Viewing is highly recommended. No forward chain. EPC - C

FULL DESCRIPTION

ENTRANCE

Driveway with up and over door into garage, front entrance door into:

Hallway

A magnificent hallway with ceramic black and white floor tiles, two storage cupboards and cupboard housing Valliant combination boiler, door leading to inner hallway with door access into integral garage and door into:

SHOWER ROOM

Fully tiled floors and walls, single shower cubicle with shower, Aqualisa shower control, wash hand basin, W.C, radiator.

UTILITY ROOM

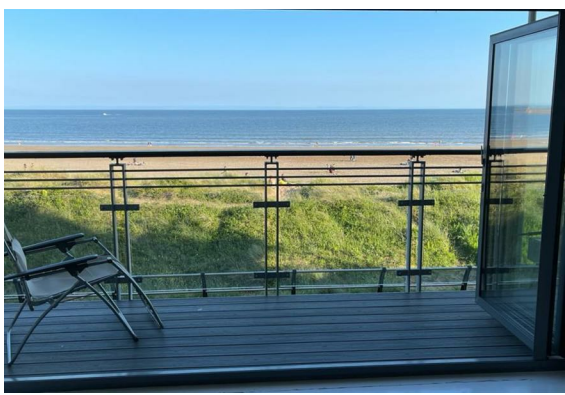
7'02 x 7'05 (2.18m x 2.26m)

Tiled floor, works uface with stainless steel sink and mixer taps, washing machine and tumble dryer space, door leading to outside sit out terrace with views across the dunes and sea, gated access to Swansea promenade.

BEDROOM 4 / STUDY

8'09 x 10'05 (2.67m x 3.18m)

Rear window with views, radiator.



STAIRS TO FIRST FLOOR

Oak flooring at top of landing

LOUNGE

20'0 x 10'05 (6.10m x 3.18m)

Bi folding doors leading to decked South facing balcony and panoramic views across Swansea Bay and beyond, tv point, oak flooring, radiator.

DINING AREA

11'05 x 9'03 (3.48m x 2.82m)

radiator, opening into:

KITCHEN/BREAKFAST

Kitchen area with a range of wall and base units, double eye level oven, induction hob, integral dishwasher and fridge freezer, stainless steel 1 1/2 bowl sink, front window, breakfast bar. Breakfast area and kitchen with tiled flooring, french doors leading to Juliet balcony, radiator.

STAIRS TO SECOND FLOOR

BEDROOM 2

16'07 x 10'05 (5.05m x 3.18m)

Window and french doors leading to Juliet balcony and views across Swansea Bay and Mumbles head. Door to:

EN-SUITE

Double shower enclosure, fully tiled floors and walls, W.C, radiator. Aqualisa remote shower control.

BATHROOM

Fully tiled walls and floor, panelled bath with shower over, vanity unit housing wash hand basin and W.C, radiator.

BEDROOM 3

16'07 x 8'08 (5.05m x 2.64m)

Window and french doors onto decked balcony with views across the courtyard, radiator.

STAIRS TO THIRD FLOOR

With storage cupboard.

MASTER BEDROOM

14'07 x 11'03 (4.45m x 3.43m)

Vaulted ceilings and bi-folding doors with spectacular views across the Bay and beyond leading to a decked South facing balcony, radiator, wall lights, leading into dressing/study area and door into:

EN-SUITE

Fully tiled floors and walls, double shower enclosure, wash hand basin and WC, radiator, Aqualisa shower control.

FREEHOLD

Maintenance charge for upkeep of courts £800 per annum

