



9 St Stephens Court, Marina, Swansea, SA1 1SA
Asking Price £324,995

Dawsons have the pleasure of offering for sale this beautifully presented four bedroom townhouse with views over the Marina green. This stylish property boasts a spacious entrance hallway, converted garage offering a gym/office and sitting room, utility with access to a terrace over looking the green, four bedrooms - master bedroom with en-suite and sit out balcony, bathroom, shower room, lounge with sit out balcony and dining room / kitchen breakfast room also with a sit out balcony. The property also boasts allocated parking, gas central heating, double glazing and is a short walk from Swansea beach and local amenities. Viewing is highly recommended.

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ENTRANCE HALLWAY

Double-glazed aluminium coated door with side obscure glass panel into hallway.

HALLWAY

Skimmed ceiling. Laminate flooring. Telephone point. Radiator. Door leading storage cupboard. Door to under stairs cupboard. Stairs to the first floor.

UTILITY ROOM 11'08 x 7'10 (3.56m x 2.39m)

Double-glazed aluminium coated obscured glass door leading to a South facing sit out sun courtyard with outside light, railings and gate with access onto the green. Base units with worktop and shelving. Stainless steel sink and drainer. Space for washing machine. Space for fridge. Door to cupboard housing boiler.

GYM/OFFICE 10'02 x 9'02 (3.10m x 2.79m)

Laminate flooring.

SITTING ROOM 8'05 x 9'01 (2.57m x 2.77m)

Laminate flooring. Upvc double glazed double doors to front.

BEDROOM FOUR 15'04 x 9'01 (4.67m x 2.77m)

Double-glazed window with views over the green. Skimmed ceiling. TV and telephone points. Radiator.

Inserted room

FIRST FLOOR

KITCHEN 19'03 x 11'04 (inc dining area) (5.87m x 3.45m (inc dining area))

Range of white gloss wall, base and drawer units with black worktop and up stand. Laminate flooring. Stainless steel double eye level oven with integral grill. Space for dish washer. Space for fridge/freezer. Four ring electric hob with glass splash back and stainless steel chimney hood extractor fan. Skimmed ceiling.

DINING AREA

Double-glazed French doors leading to a decked sit out sun balcony with outside light and glass and wood balustrade and courtyard views. Skimmed ceiling. Laminate flooring. Radiator.

LIVING AREA 15'08 x 10'08 (4.78m x 3.25m)

Skimmed ceiling. Laminate flooring. Two obscure glazed wall panels. Radiator. Stairs leading to second floor.

LOUNGE 17'07 x 11'04 (5.36m x 3.45m)

Double-glazed window and double-glazed French doors leading to a South facing decked sun balcony with outside light, glass and wood balustrade offering partial sea views and views of the green. Skimmed ceiling. Laminate flooring. T.V and telephone points.

SECOND FLOOR LANDING

Carpet. Skimmed ceiling. Small loft access.

MASTER BEDROOM 16'11 approx x 11'04 (5.16m approx x 3.45m)

Double-glazed window and double-glazed French doors leading to a South facing decked sun balcony with outside light, glass and wood balustrade offering partial sea views and views of the green. Skimmed vaulted ceiling. Two wall lights. Telephone and TV points. Laminate flooring. Radiator. Door leading to:-

EN-SUITE

Three piece white bathroom suite comprising of low level W.C., pedestal wash hand basin and step in double shower with glazed doors. Fully tiled walls to shower area. Half height tiling to further walls. Shaver point. Radiator. Laminate flooring. Skimmed ceiling with ceiling light.

BATHROOM

Three piece white suite comprising of low level W.C., pedestal wash hand basin and side panel bath with hand held shower. Half height tiling to all walls. Wall mounted chrome heated ladder towel rail. Shaver point. Skimmed ceiling with ceiling light. Laminate flooring.

BEDROOM TWO 14'08 max x 9'00 (4.47m max x 2.74m)

Double-glazed window with courtyard view. Skimmed ceiling. Laminate flooring. TV and telephone points. Radiator.

BEDROOM THREE 11'06 x 9'06 (3.51m x 2.90m)

Double-glazed window with courtyard views. Skimmed ceiling. Laminate flooring. Radiator.

EXTERNAL

Parking to the front and access to the green at the rear.

DIRECTIONS

Leaving our showroom, turn right and continue along Trawler Road. Turn right onto Fisherman's Way and continue to bear left along Fisherman's Way until you see the turning for St Stephens Court on your left.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 653100

