



29 Fishermans Way, Maritime Quarter, Marina, Swansea, SA1 1SU
£235,000

We have the pleasure of offering for sale an immaculate ground floor seafront apartment with direct access to Swansea Bay Promenade. The property comprises two double bedrooms, the master with ensuite and a Juliet balcony, a modern open plan kitchen leads to a spacious lounge diner benefitting from a sit out sun terrace with a gate to the Promenade and views over the dunes to Swansea Bay, also a family bathroom. Allocated parking space.

£235,000



HALLWAY

Wall mounted intercom. Cupboard housing hot water tank. Wall mounted electric heater. 'Karndean' flooring. Leading to:

LOUNGE DINER 20'8 X 14'2 MAX (6.30m X 4.32m MA X)

Double glazed window and double glazed french doors with glazed side panels leading to a sit out terrace with metal railings and gate with direct access to the Swansea Bay Promenade and views over the dunes towards

Mumbles Head. Two wall mounted electric heaters. 'Karndean' flooring. Open-plan to:

KITCHEN 11'4 X 8'7 (3.45m X 2.62m)

Double glazed window with partial sea views. Fitted with a range of wall and base units with complementary work surface over. Inset electric hob with stainless steel chimney style extractor over and mosaic glass splashback. Inset stainless steel sink and drainer. Slot in stainless steel double oven. Space for washing machine and fridge freezer. Under cupboard lighting. 'Karndean' flooring.

MASTER BEDROOM 13'7 MAX X 9'6 (4.14m MA X X 2.90m)

Double glazed window and french doors to Juliet balcony. Wall mounted electric heater. 'Karndean' flooring. Sliding door to:

ENSUITE

Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and step in shower cubicle with mixer shower. Part tiled walls. Extractor fan. Wall mounted electric heater. 'Karndean' flooring.

BEDROOM TWO 10'2 X 8'3 (3.10m X 2.51m)

Double glazed window. Wall mounted electric heater. 'Karndean' flooring.

BATHROOM

Fitted with a three piece suite comprising panelled bath with hand held shower attachment over, low level w,c and pedestal wash hand basin. Part tiled walls. Extractor fan. Electric towel radiator. 'Karndean' flooring.

EXTERNAL

Allocated surface parking space.

TENURE: Leasehold

Lease term 125 years from 2007

Service Charges £1752.36 pa

Ground Rent £100.00 pa

COUNCIL TAX: E

EPC RATING: C

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

