



## 73 St Stephens Court, Marina, Swansea, SA1 1SG

We are delighted to offer a spacious, versatile Duplex Penthouse apartment. The apartment comprises of open plan lounge/diner into a fitted kitchen and enjoying a high vaulted ceiling with french doors to a sit out balcony, two double bedrooms - one with Juliet balcony - and a modern family bathroom. The first floor has a mezzanine master bedroom with en-suite shower room. The property has allocated parking. NO CHAIN  
EPC - C

**£239,950**

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG  
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**ENTRANCE**

Enter via hardwood door into:

**HALLWAY 13'6 x 11' (4.11m x 3.35m)**

Spiral staircase to first floor. Airing cupboard. Electric heater.

**LOUNGE/DINER 19'6 x 10'5 (5.94m x 3.18m)**

Double glazed french doors opening onto south facing sit out balcony with picture window alongside and full height window above. Vaulted ceiling. Two electric heaters. Opening into:

**KITCHEN 10'5 x 6' (3.18m x 1.83m)**

Fitted with a range of wall and base units with complementary work surface over. Inset stainless steel sink and drainer. Integrated fridge/freezer, washing machine and dishwasher. Built-in stainless steel double oven and electric halogen hob with stainless steel extractor over.

**BEDROOM 2 15'8 x 8'9 (4.78m x 2.67m)**

Double glazed window. Electric heater.

**BEDROOM 3 13'8 x 10'2 (4.17m x 3.10m)**

Double glazed french doors to Juliet balcony. Further double glazed window. Electric heater.

**BATHROOM 7'8 x 5'4 (2.34m x 1.63m)**

Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and panelled bath with shower over. Fully tiled walls. Chrome towel radiator. Extractor fan.

**FIRST FLOOR**

**MASTER BEDROOM 20'1 x 8'4 minimum (6.12m x 2.54m minimum)**

Double glazed window. Mezzanine overlooking lounge/diner. Electric heater. Storage cupboard.

**ENSUITE 7'7 x 5'9 (2.31m x 1.75m)**

Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and step-in shower cubicle. Fully tiled walls. Chrome towel radiator. Extractor fan.

**TENURE:**    Leasehold  
              Leasehold  
              First port Property  
              Service charges - £196 PCM

**COUNCIL TAX:**

**EPC RATING:**

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.