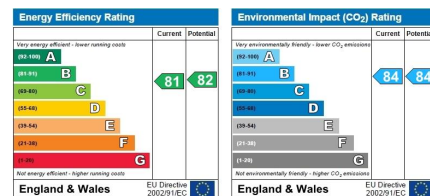




116 Mariners Court, Marina SA1 8QW

Offers in the region of £139,995

Well Appointed First Floor Apartment
Located in SA1
Secure Under Ground Parking
EPC: B81



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

KJ/RO/76269/060720

DESCRIPTION

A Beautifully Presented Two Bedroom Retirement Apartment.

Situated in the excellently located and highly popular SA1 development offering easy access to local shops, doctors, restaurants and Swansea City Centre where the main shopping and leisure facilities are located. This first floor apartment features two bedrooms, open plan lounge/diner/kitchen, bathroom and sit out wrap around balcony. Further benefits include double glazing, gas central heating system and one allocated underground car parking space.

Age restrictions do apply to this property. Must be over 55 years of age. Viewing recommended. EPC B81

COMMUNAL ENTRANCE

Stairs and lift to all floors and underground parking.

ENTRANCE HALL

Enter via hardwood door, video telephone entrance system, storage cupboard housing water tank and shelving, single panel radiator, lino flooring, doors to:

SHOWER ROOM

7'4 x 5'11 (2.24m x 1.80m)
Three piece suite comprising walk-in shower with glass screen, pedestal wash hand basin, low level WC, centre ceiling light, single panel radiator, lino flooring.

OPEN PLAN LOUNGE/

KITCHEN

21'8 x 11'1 (6.60m x 3.38m)
Kitchen area comprising matching wall and base units with worktops over, stainless steel sink with mixer tap and glass splash back, integrated 4 ring electric hob with glass splash back and stainless steel extractor fan, built-in fridge/freezer, built-in Indesit stainless steel electric cooker, plumbing for washing machine, lino flooring. Lounge area with 2 centre ceiling lights, 2 single panel radiators, French doors leading to wrap-around balcony which has decking and glass

balustrade, double glazed windows to side, carpet flooring,

BEDROOM ONE

13'1 x 10'4 (3.99m x 3.15m)
Double glazed window to front, built-in wardrobe with double doors, centre ceiling light, single panel radiator, carpet flooring.

BEDROOM TWO

10'3 x 7'1 (3.12m x 2.16m)
Double glazed window to front, built-in storage cupboard, centre ceiling light, carpet flooring,

EXTERNALLY

Wrap around balcony with decking and glass balustrade.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Swansea office, proceed along Walter Road and continue onto Mansel Street. Turn right at High Street traffic lights and continue down High Street. Turn left at the lights, follow the road around and continue straight ahead over the River Tawe Bridge. Turn right at the next traffic lights onto the link road and continue through the lights. At the roundabout, take the second exit onto Langdon Road. At the next roundabout, continue straight over and take the next left onto Lamberts Road where the property will be located on your left hand side.