



65 St Catherines Court, Marina, Swansea, SA1 1SD  
**£219,950**



Set in the heart of the Marina we have the pleasure of offering for sale a spacious top floor apartment benefiting from **\*\* Share of Freehold\*\*** and with walking distance to both Swansea Bay and Marina. This stylish property comprises of entrance hallway, two double bedrooms - both with en-suites, family bathroom, a large open plan lounge diner leading onto a wrap around balcony and modern kitchen. Other features include allocated parking and electric heating.

EPC RATING - TBC

£219,950



**HALLWAY**

Intercom. Temperature control panel. Storage cupboard housing fuse box. Door to cupboard housing hot water tank. Karndean flooring.

**MASTER BEDROOM 12'4 x 13'3 (3.76m x 4.04m)**

Double glazed window and Juliet balcony with glass balustrade. Electric radiator. TV and telephone point. Karndean flooring. Door to-

**ENSUITE**

White suite comprising of low level w.c, pedestal wash hand basin and step in shower with concertina door. Extractor fan. Part tiled walls. Shaver point. Karndean flooring

**BEDROOM TWO 12'4 x 12'0 (3.76m x 3.66m)**

Double glazed window to rear and side. Electric radiator. TV and BT point. Karndean flooring. Door to;

**ENSUITE**

White suite comprising of low level W.C, pedestal wash hand basin and step in shower with concertina doors.

Extractor fan. Part tiled walls. Shaver point. Double glazed obscure window to rear. Chrome heated towel radiator. Karndean flooring.

**BATHROOM**

White suite comprising of low level W.C, pedestal hand wash basin and side panel bath with hand held shower. Extractor fan. Part tiled walls. Shaver point. Stainless steel towel radiator. Karndean flooring,

**OPEN PLAN LOUNGE DINER KITCHEN 32'4 max X 19'3 max ( in total) (9.86m max X 5.87m max (in total))**

**LOUNGE DINER**

Five double glazed windows to front and rear, french doors leading onto large wrap around balcony. Karndean flooring. Two electric radiators. TV and BT points.

**KITCHEN**

A range of wall, base and drawer units with marble effect worktops. Stainless steel double sink and drainer with mixer tap. Four ring ceramic hob with stainless steel splash back and extractor hood. Integral stainless steel eye level oven and grill. Space for fridge freezer, dishwasher and washing machine.

**EXTERNAL**

Allocated parking space

**TENURE:** Leasehold - Share Of Freehold  
Share of freehold  
Service charge £1,800 pa.

**COUNCIL TAX:** E

**EPC RATING:** TBC

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

