



7 Fishermans Way, Marina, Swansea, SA1 1SU

An end link four bedroom townhouse located in the heart of Swansea Marina within walking distance of Swansea Promenade and Bay. The property offers integral garage with parking for several cars on the driveway. The ground floor offers bedroom four/study, shower room and utility room, the first floor leads to a open plan lounge/ kitchen/dining with two Juliet balconies, a second lounge with sit out balcony and a cloakroom, The third floor offers three bedrooms, two with Juliet Balconies and the master with sit out balcony and en-suite. No Chain, Viewing recommended. EPC - C
Video Tour Available

Asking Price £345,000

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ENTRANCE

Front entrance door into hallway with wood effect Karndean flooring, door into integral garage, stairs to first floor, radiator, under stairs cupboard, stairs to first floor.

BEDROOM 4/STUDY 10'03 x 9'06 (3.12m x 2.90m)

Two windows, wood effect flooring, radiator.

UTILITY ROOM 9'01 x 9'05 (2.77m x 2.87m)

Picture window, fitted with stainless steel sink and drainer, washing machine and tumble dryer space, wall mounted gas boiler, radiator.

SHOWER ROOM

Single shower enclosure, wash hand basin, W.C, fully tiled walls, Karndean tile effect flooring.

FIRST FLOOR

Landing with doors to rooms, door to cloakroom fully tiled with W.C and wash hand basin.

LOUNGE/KITCHEN DINING 25'03 max x 12'07 max (7.70m max x 3.84m max)

Side window with french doors and Juliet balcony, tv point, radiator, full length picture window, side alcove with french doors and Juliet balcony, double doors into second lounge open plan into:

KITCHEN

Fitted with a modern range of wall and base units with complimenting work surface over, 1 ½ bowl stainless steel sink and drainer, 4 ring hob with stainless steel hood over, eye level oven, fridge freezer space, dishwasher space. Picture window.

SECOND LOUNGE 16'02 x 9'08 (4.93m x 2.95m)

French doors leading onto sit out balcony, side window, tv point.

SECOND FLOOR LANDING

Door to storage cupboard with small window and radiator.

MASTER BEDROOM 15'03 x 10'08 (4.65m x 3.25m)

French doors leading to sit out balcony, tv point. Door to en-suite.

EN SUITE

Double shower enclosure, window, W.C and wash hand basin, fully tiled walls, Karndean floor.

BEDROOM TWO 13'02 x 11'06 (4.01m x 3.51m)

Valuated ceilings, wall lights, french doors to Juliet balcony.

BEDROOM THREE 8'08 x 10'02 (2.64m x 3.10m)

Side window, French doors with Juliet balcony

BATHROOM

Fully tiled walls, bath with shower attachment, W.c, wash hand basin, window, radiator.

EXTERNALLY

Integral garage, drive way for several cars.

TENURE: Freehold

£840 per annum for upkeep of courts

COUNCIL TAX: F

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.