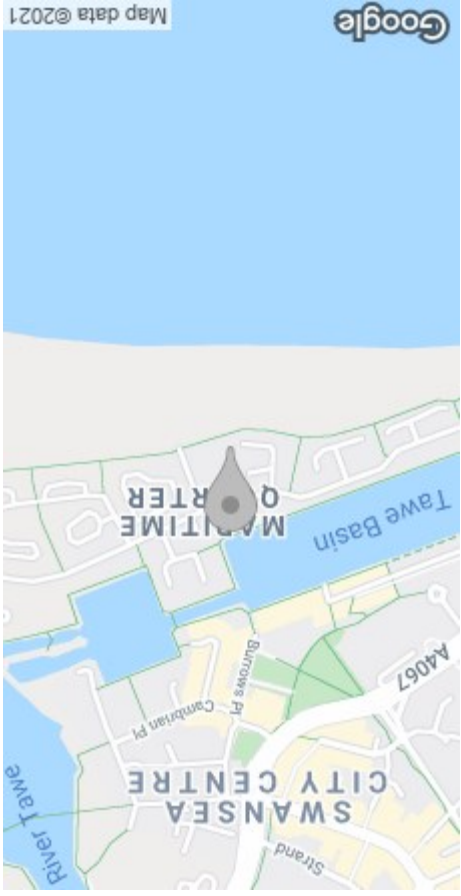


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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3 BED



GROUND FLOOR
 1236 sq ft (114.8 sq m) approx.

FLOOR PLAN



25 Nautilus House, Goose Island
 Marina, Swansea, SA1 1UB
 Asking Price £264,995



GENERAL INFORMATION

A three bedroom spacious property with panoramic views of Swansea Bay, located on the promenade close to all local amenities. Situated on the top floor the property benefits from open plan lounge/dining, kitchen, two double bedrooms and bathroom. spacious hallway with access to the loft that runs the length of the apartment. Externally allocated parking space. NO Chain. EPC D

Leasehold 125 years from 1980
Service charge £2,000 PA
Ground rent inclusive

FULL DESCRIPTION

ENTRANCE

Top floor. Stair access.

Entrance via hardwood door with integral post box to:-

HALLWAY

Two chrome ceiling lights. Electric heater. Wall mounted intercom. Door to storage cupboard with shelving. Loft access with pull down ladder that runs the length of the apartment.

LOUNGE/DINER

20'06" x (narrow 10") 18'08" (narrow 14'04") (6.25 x (narrow 3.05) 5.69 (narrow 4.37))

Double-glazed French door leading to a sit out south facing sun balcony and views of Swansea Bay. Double-glazed circular port-hole window with views of Swansea Bay. TV, telephone and Sky points. Two electric heaters. Door to:-



KITCHEN

12'02" x 8'02" (3.71 x 2.49)

Range of wood effect wall, base and drawer units with black granite effect worktop and complimentary tiled splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Stainless steel double oven with integrated grill. Four ring ceramic hob. Stainless steel and glass extractor hood. Stainless steel one and a half bowl sink. Tiled floor. Double-glazed window with courtyard views.

MASTER BEDROOM

14'11" max x 10'04" (4.55 max x 3.15)

Double-glazed window with courtyard views. Range of up and over gloss fronted fitted wardrobes, dressing table and drawer units. Electric heater.

BEDROOM TWO

13'00" x 9'08" (3.96 x 2.95)

Double-glazed window with courtyard views. Range of fitted gloss fronted wardrobes and drawer units. Electric heater.

BEDROOM THREE

9'09" x 6'09" (2.97 x 2.06)

Double-glazed window with courtyard views. Electric heater.

BATHROOM

Four piece white bathroom suite comprising W.C., bidet, pedestal wash hand basin and bath with shower over and shower screen. Tiled walls and floor. Double-glazed obscure window. Door to cupboard housing hot water tank.

EXTERNAL

Allocated parking space.

