



**ALL RESERVED. Oceans Reach**  
Langdon Road Marina, Swansea, SA1 8RE  
**£389,000**



## GENERAL INFORMATION

A beautifully designed traditionally built 4 bedroom townhouse situated within the highly desirable Oceans Reach development by Davies Homes.

Oceans Reach, situated in Swansea's SA1 waterfront is located to provide the very best of modern waterside/city living with a focus on an exceptional level of contemporary style. Plot 4, which is a Glaslyn Plus house-type provides flexible living accommodation located over four floors. The suggested layout provides a large double bedroom, shower room and utility room to the ground floor along with 2 generous storage cupboards and access to the integral garage all leading from a generous hallway. To the first floor is a very impressive, spacious kitchen/dining and living area leading off a spacious landing with feature double doors and dual aspect windows. The second floor offers a bedroom suite, family bathroom and 2 further double bedrooms with the third floor being home to a beautiful, extremely spacious Master bedroom suite with large sea facing balcony.

Viewing is a must in order to appreciate the space and quality of build and specification provided.

## FULL DESCRIPTION



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.

## FLOOR PLAN

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	