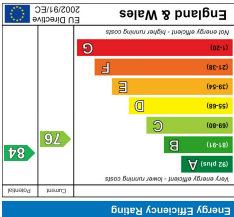


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

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, separate family bathroom. No Chain, Viewing recommended. EPC - C
Video Tour Available
Freehold
Communal charge £840PA

FULL DESCRIPTION

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" (3.12 x 2.90)
Two windows, wood effect flooring, radiator.

UTILITY ROOM

9'01" x 9'05" (2.77 x 2.87)
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 (7.70 max x 3.84 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" (4.93 x 2.95)
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" x10'08" (4.65 x3.25)
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" (4.01 x 3.51)
Valuated ceilings, wall lights, french doors to Juliet balcony.

BEDROOM THREE

8'08" x 10'02" (2.64 x 3.10)
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.

