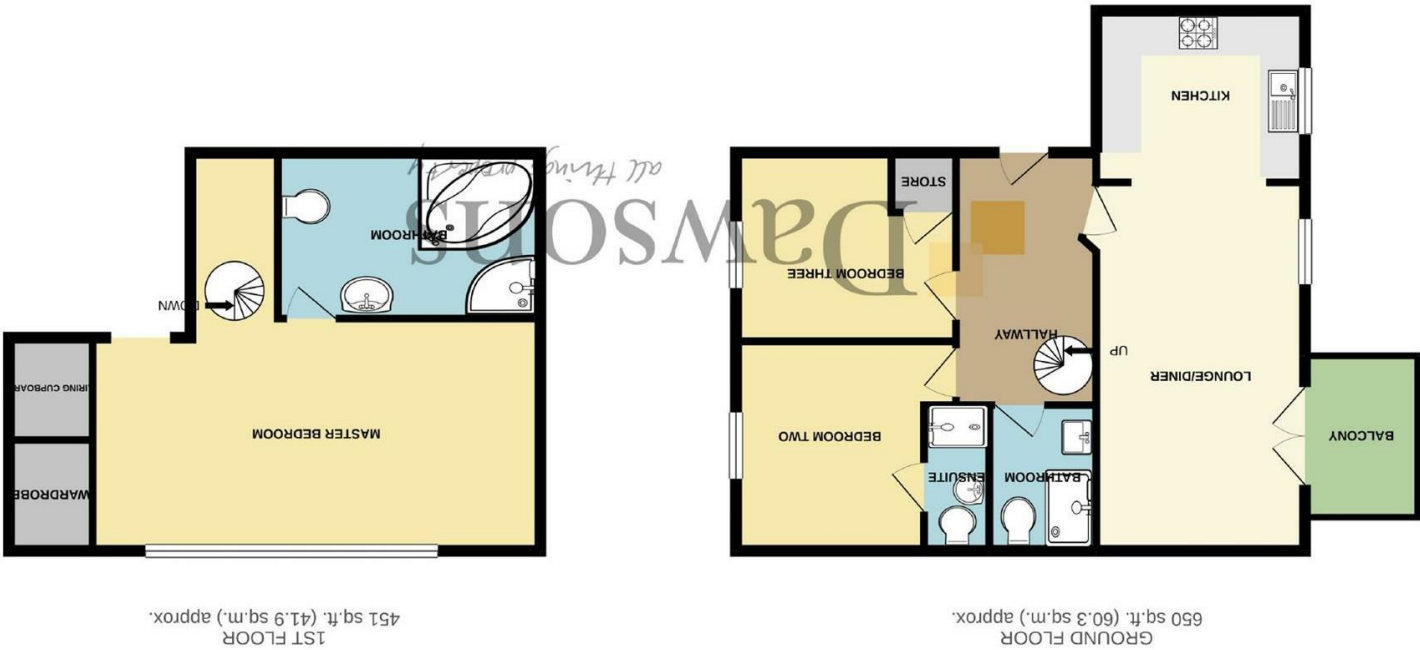


EPC

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

AREA MAP



GENERAL INFORMATION

A duplex penthouse with sit out balcony with views towards Mumbles Head and Swansea Bay. The property offers to the ground floor , lounge with balcony and open plan into newly fitted kitchen with integrated appliances , 2 bedrooms one en suite and fully tiled double shower room, spiral stairs that lead up to master bedroom with floor to ceiling windows offering sweeping views across Swansea Marina, en suite bathroom and storage. Externally provides allocated parking. EPC - D

FULL DESCRIPTION

ENTRANCE
Communal entrance with stairs to top floor.

HALLWAY
Laminate flooring, intercom access, wall mounted heater, chrome sockets and switches.

LOUNGE/DINER
17'04" x 10'09" (5.28 x 3.28)
Vaulted ceilings, feature curved wall, chrome sockets and switches, French doors leading to sit out sun balcony and sweeping views across Mumbles head and Swansea Bay, wood flooring, electric heater, open plan into:



KITCHEN
10'06" x 8'09" (3.20 x 2.67)
Newly fitted kitchen with soft closer doors, integrated fridge freezer, eye level oven and microwave, 4 ring hob with chimney hood over, washing machine and dishwasher, single stainless steel sink inserted into worktop, Picture window with views over Mumbles head.

BEDROOM 2
10'06" x 8'09" (3.20 x 2.67)
Rear window, ceramic tiled floor , electric heater, mirror fronted fitted wardrobes, door into:

EN - SUITE
Fully tiled floors and walls, double shower enclosure, W.C, wash hand basin.

BEDROOM 3
11'09" x 8'02" (3.58 x 2.49)
Rear window, wood effect flooring, electric heater.

SHOWER ROOM
Fully tiled walls and floors, double walk in shower enclosure, low level W.C, vanity unit housing sink.

FIRST FLOOR
Spiral staircase to :

MASTER BEDROOM
52'9" x 11'01" (16.08 x 3.38)
Vaulted ceilings, floor to ceiling windows, wall lights electric heater . glass balustrade looking down onto lounge, storage cupboard, door into

EN-SUITE BATHROOM
Fully tiled floors and walls, fitted with corner bath with hand held shower attachment, step in shower, W.C, towel rail.

EXTERNALLY
Allocated Parking

