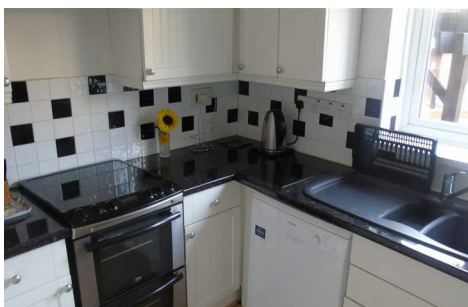




2 Ocean Crescent

Marina, Swansea, SA1 1YZ

£224,995



FULL DESCRIPTION

ENTRANCE

Communal door into hallway, door leading into:

HALLWAY

L shaped hallway with laminate flooring. Door to storage cupboard. Door to cupboard housing hot water tank. Two double glazed windows to the side. Electric heater. Intercom.

LOUNGE

13'02" x 11'03" (4.01 x 3.43)

Double glazed window and french doors leading onto a sun terrace with dwarf wall, railings and gate onto promenade and offering views over the Bay. TV and telephone points. Electric heater. Door to:

KITCHEN

8'08" x 6'08" (2.64 x 2.03)

Range of wall, base and drawer units with black worktop and tiled splash back above. Free standing electric cooker. Space for washer drier and dishwasher. Integrated fridge freezer. Laminate flooring.

BEDROOM TWO

9'07" x 9'07" (2.92 x 2.92)

Double glazed window to the front facing window. Electric heater.

MASTER BEDROOM

13'05" x 8'01" (excluding fitted wardrobes) (4.09 x 2.46 (excluding fitted wardrobes))

Double glazed window overlooking the Bay. Electric heater. Fitted wardrobes with sliding mirrored doors.

BATHROOM

Three piece suite comprising WC, wash hand basin and panelled bath with shower over and screen.

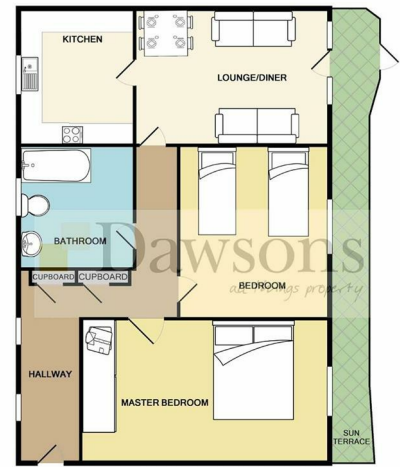
EXTERNALLY

Allocated parking space.

AREA MAP



FLOOR PLANS



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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