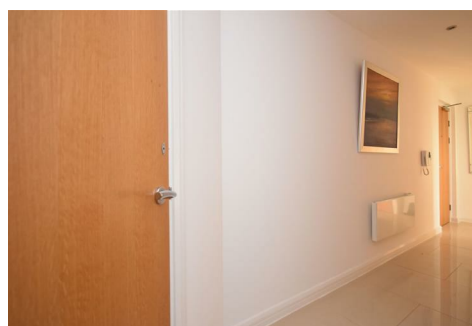
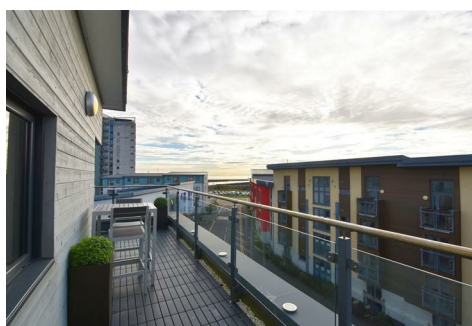




**SMITHS**  
SALES & LETTINGS



## **15 Marina Villas, Swansea, SA1 1FZ**

### **Offers Over £220,000**

STYLISH, CONTEMPORARY TWO BEDROOM APARTMENT in the HIGHLY DESIRABLE MARINA VILLAS DEVELOPMENT. This apartment is particularly UNIQUE as it features a top floor wrap around balcony with TRIPLE ASPECT VIEWS & SUPER CONTEMPORARY BI-FOLD DOORS allowing natural sunlight to flood the living space. The development benefits from SECURE GATED ACCESS with lift & bike storage and is ideally situated for both the SEAFRONT and the CITY CENTRE.

Comprising TWO DOUBLE BEDROOMS, OPEN PLAN LOUNGE/DINER/KITCHEN with SPACIOUS SIT-OUT BALCONY & PANORAMIC VIEWS of the MARINA & TOWARDS the SEA. IMMACULATELY PRESENTED with EN-SUITE to the MASTER BEDROOM the property would make a fantastic home or holiday home.

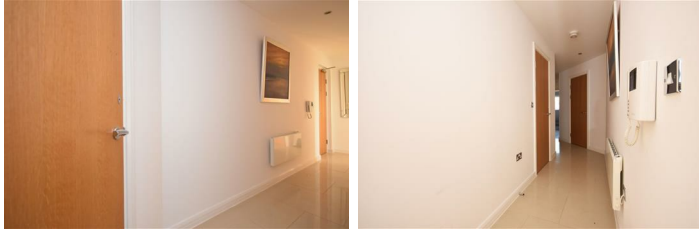
VIEWING is highly recommended to appreciate the finish & location of this superb property.

WALK THROUGH IN 3DVR NOW!

[www.smithshomes.com](http://www.smithshomes.com)

## Hallway

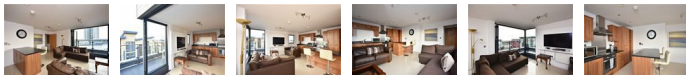
32'1" x 3'7" (9.80 x 1.10)



Spacious hallway with oversize ceramic tiles, intercom radiator and two generous storage cupboards.

## Open Plan Living Space

17'8" x 16'7" (5.40 x 5.08)



Living space featuring tiled flooring, two radiators, dual aspect double glazed windows and deluxe bi-fold doors which open up to the balcony. Also with recessed spotlights overhead, tv point, phone point and cable point - open to the kitchen. The kitchen area features a generous range of contemporary units & island with stainless steel sink, integral dishwasher, washing machine, fridge freezer, oven, hob & extractor.

## Bathroom

6'7" x 6'4" (2.03 x 1.95)



Fully tiled family bathroom comprising recessed spotlights, heated towel rail, shower over bath, sink & WC.

## Bedroom One

13'10" x 10'9" (4.22 x 3.28)



Beautifully crafted master bedroom featuring triple aspect windows & door to the balcony, also with fitted carpet, tv point, mirrored fitted wardrobes and door to the en-suite bathroom.

## En-Suite to the Master Bedroom

6'3" x 5'8" (1.93 x 1.74)



Fully tiled shower room comprising recessed spotlights overhead, heated towel rail, corner shower, sink & WC.

## Bedroom Two


11'1" x 9'10" (3.40 x 3.02)




Double bedroom with fitted carpet, radiator, double glazed windows & mirrored fitted wardrobe.

## External





Marina Villas is ideally located for those who wish to embrace the relaxed lifestyle that the marina offers and is conveniently located for the seafront promenade, sailbridge and marina with its array of cafes & bars. The development is highly regarded and benefits from secure automated gated entry, bike storage, lift & stair access and has an onsite caretaker. One parking space is allocated.

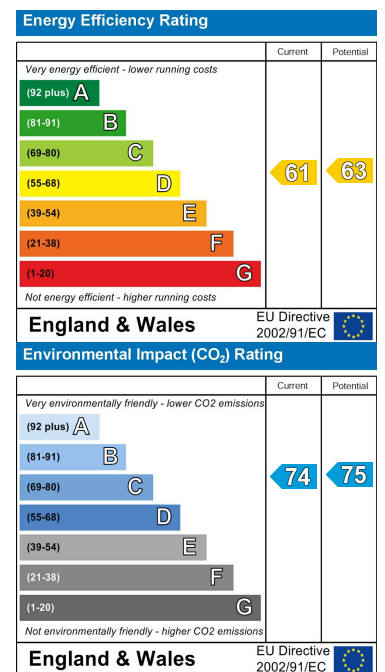


# Floor Plan

## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
 T: 01792 465822 E: info@smithslettings.com