



## 61 St Stephen's Court, Maritime Quarter, Swansea, SA1 1SG

**£389,995**

Set within the Maritime Quarter of Swansea, this beautifully presented four bedroom townhouse is a true gem, just a stone's throw from the vibrant Swansea Marina and the picturesque beachfront. Recently refurbished by the current owner, this home is ready for you to move in and enjoy.

Spanning three floors, the ground floor welcomes you with an inviting entrance hall with a convenient shower room and a versatile office that can also serve as a fourth bedroom. The utility room adds practicality to this well thought out space. Ascend to the first floor, where the heart of the home awaits. The open plan living area boasts a spacious lounge with a charming Juliet balcony, offering serene views over the boatyard and marina. This area seamlessly flows into the dining space and a modern kitchen/breakfast room, which features a door leading to a delightful sit-out balcony, perfect for enjoying your morning coffee or evening relaxation.

On the second floor, the master bedroom impresses with its floor to ceiling window and private sit-out balcony, creating a tranquil retreat. This level also includes an en-suite bathroom, along with two additional bedrooms and a family bathroom, ensuring ample space for family and guests. The property benefits from a private driveway and an integral garage, providing both convenience and security. Living here means embracing the best of City and seaside life, with an array of bars, fine dining options, and excellent transport links nearby. Singleton Hospital and the university are within easy reach, and for those commuting, the M4 motorway is just a short drive away. This townhouse is not just a home; it is a lifestyle waiting to be embraced.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



The entrance hall is accessed via a front door with a side glass panel, allowing natural light to brighten the space. It features stylish herringbone style flooring and a staircase leading to the first floor. Practicality is enhanced with three built-in storage cupboards and the room has a radiator and convenient integral access to the garage.

#### Bedroom 4/Study 10'7" x 8'4" (3.23m x 2.54m)



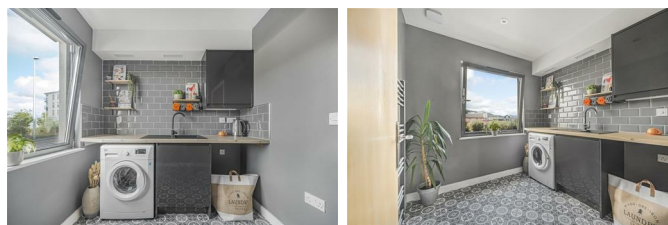
Double glazed window overlooking the rear, providing natural light and a pleasant outlook with a radiator, ideal for use as a bedroom, home office, or study.

### Shower Room



Fitted with a modern three piece suite comprising a corner shower cubicle with rainfall shower head, wash hand basin set in vanity unit and WC. Heated towel rail, extractor fan.

#### Utility 7'3" x 7'1" (2.20m x 2.15m)



Fitted with a matching range of wall and base units with worktop space over incorporating a 1+1/2 bowl stainless steel sink, tiled splash backs, space for washing machine and tumble dryer, wall mounted boiler, heated towel rail, double glazed window to rear.

### First Floor

#### Landing

The first floor landing serves as the central hub of the home, hosting the main living accommodation in an open-plan layout that creates a bright and spacious feel. A staircase leads to the second floor, while double doors open into the dining area. Additional doors provide access to both the lounge and the kitchen/breakfast room, making this space the true heart of the home.



**Lounge 10'9" x 15'9" (3.28m x 4.79m)**



The lounge features a double glazed window and patio doors to the rear, opening to a Juliet-style balcony that offers lovely views over the boatyard and marina. The space is fitted with carpet and flows seamlessly into the adjoining dining area, creating a light and open-plan living environment ideal for relaxing or entertaining.



## Views



**Dining Area 10'7" x 7'11" (3.22m x 2.42m)**



The dining area leads directly from the lounge and features a radiator and stylish laminate flooring. It maintains the open-plan layout by flowing into the kitchen/breakfast room, making it a versatile and sociable space for everyday dining or entertaining guests.

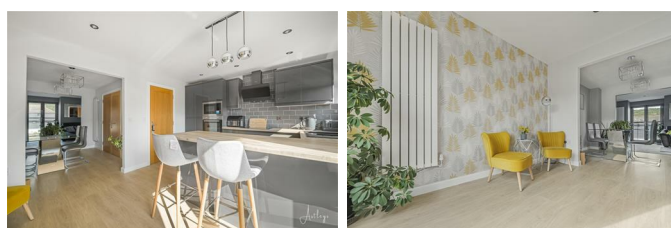
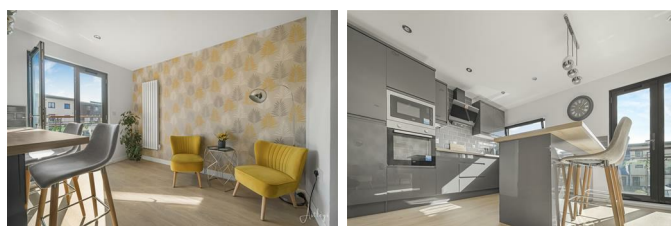


### Kitchen/Breakfast Room 11'0" x 15'5" (3.35m x 4.71m)



The kitchen/breakfast room is beautifully fitted with a range of wall and base units, complemented by a work surface incorporating a 1½ bowl sink with mixer tap. It includes a host of integrated appliances such as a fridge/freezer, dishwasher, eye-level oven and grill with an integrated microwave above and a built-in hob with extractor over. A tiled splashback adds a stylish touch, while the breakfast bar with space for seating provides a casual dining area. Natural light floods the room through a double glazed window to the front elevation and double glazed patio doors leading to a sit-out balcony. Additional features include a vertical radiator and ceiling spotlights.

### Sit Out Balcony



### Second Floor

#### Landing

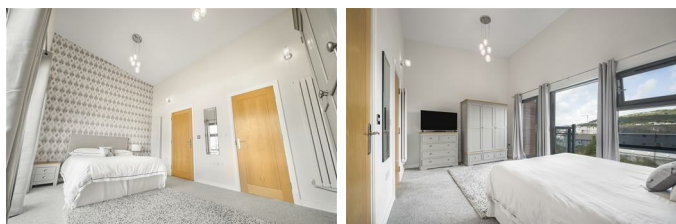
Staircase to the second floor.



### Master Bedroom 10'6" x 15'9" (3.19m x 4.79m)



The master bedroom boasts a stunning floor-to-ceiling double glazed window and a matching double glazed door leading out to a private balcony, offering beautiful views over the boatyard and marina. The room has two radiators and features a door providing direct access to the en-suite shower room.

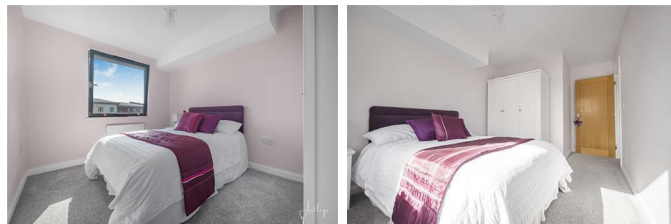


### En-Suite Shower Room



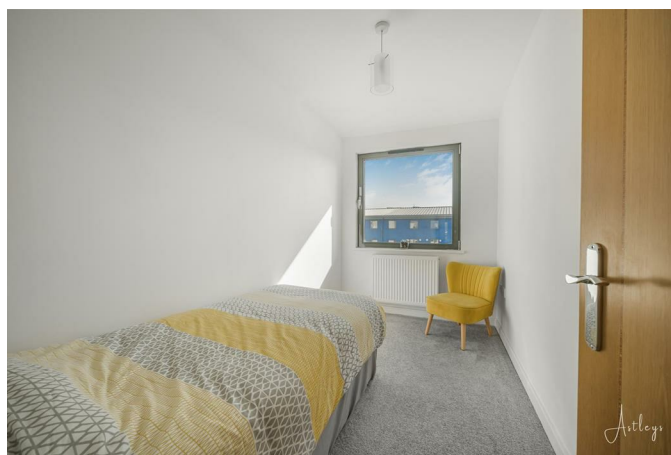
The en-suite off the master bedroom is fitted with a modern three piece suite, comprising a walk-in shower, vanity wash hand basin and WC. The walls are fully tiled and features a radiator and an extractor fan

### Bedroom 2 11'0" x 7'11" (3.35m x 2.42m)



Double glazed window to front, radiator.

### Bedroom 3 6'3" x 7'5" (1.90m x 2.27m)



Double glazed window to front, radiator.

### Family Bathroom



The family bathroom, serving the remaining two bedrooms, is fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and a WC. The walls are fully tiled and

complemented by tiled flooring and has a heated towel rail

#### External

To the front of the property, there is a block-paved driveway and a pathway leading to the front entrance. The integral garage features an up-and-over door, providing secure and convenient access.

#### Aerial Images



#### Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Service Charge - We have been advised by our vendor that there is an annual maintenance charge of approx. £500 per annum for the upkeep of communal areas.

Mobile coverage - EE Vodafone Three O2

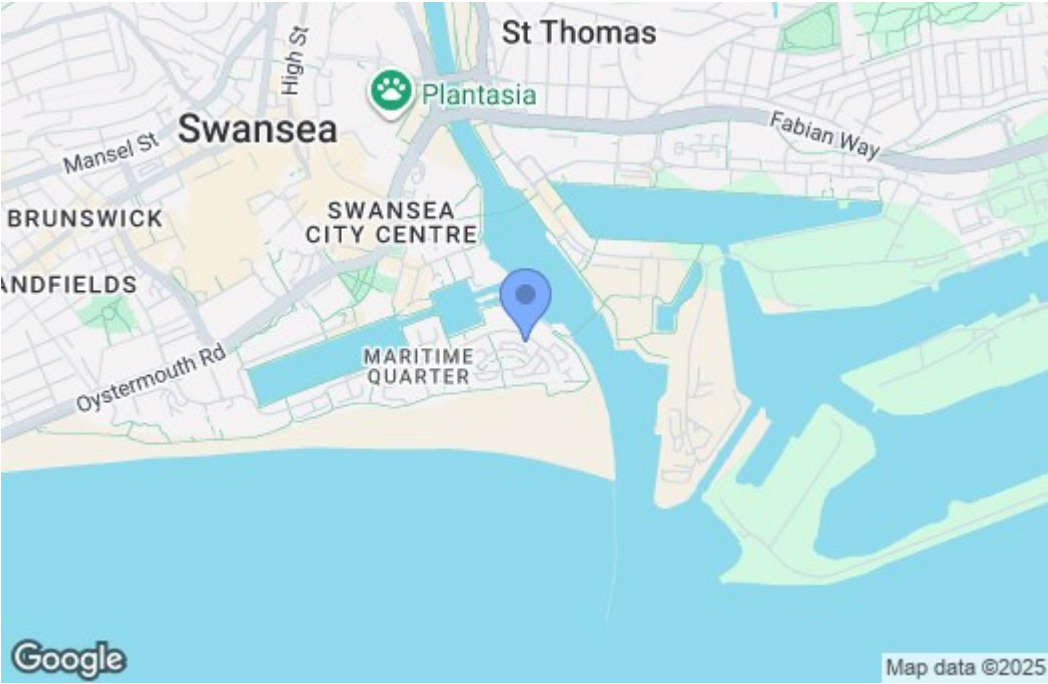
Broadband - Basic 9 Mbps Superfast 70 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

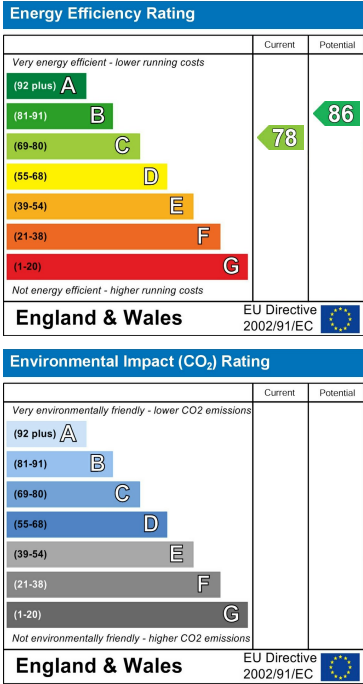
Floor Plan



Area Map



Energy Efficiency Graph



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