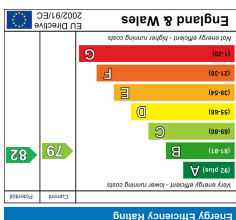
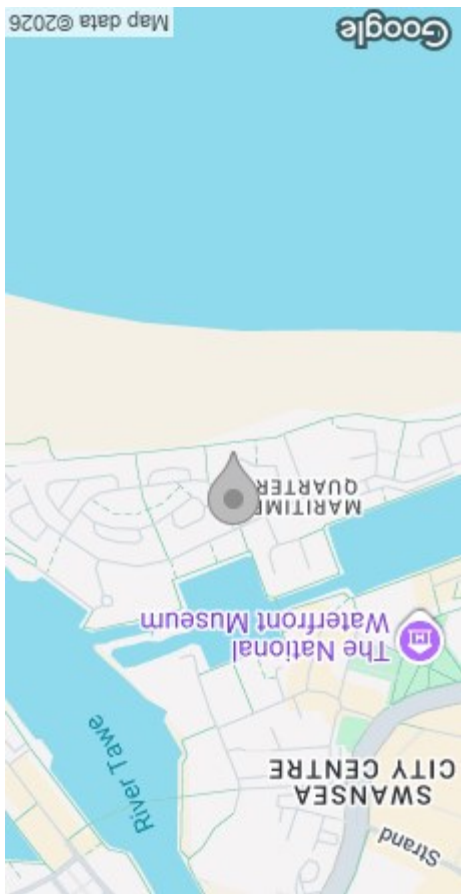


or warranty in respect of the property.

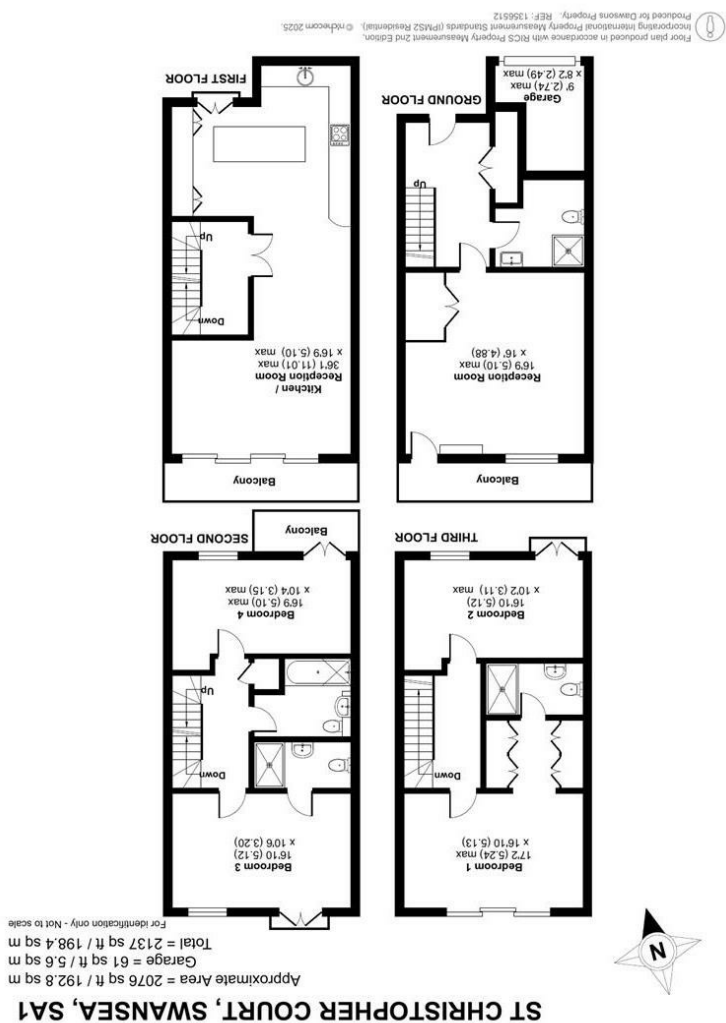
These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation



EPC



## AREA MAP



## FLOOR PLAN



**27 St. Christophers Court**  
Maritime Quarter, Swansea, SA1 1UA  
**£650,000**



**DAWSONS**  
ALL THINGS PROPERTY



GENERAL INFORMATION

At St Christopher Court, this stunning four-bedroom home offers the perfect blend of modern coastal living and convenience, boasting panoramic sea views and a prime location just moments from the beach and within easy reach of the city centre. The property features a beautifully designed open-plan kitchen, living and dining space that flows seamlessly for both everyday living and entertaining, while a large reception area has been transformed into a private cinema room, ideal for family nights in. The master suite provides the ultimate retreat with its own en-suite bathroom and spacious dressing room, complemented by three further bedrooms that are equally well-proportioned. With its light-filled interiors, luxurious touches and unrivalled views across the coast, this home at St Christopher Court is a rare opportunity to enjoy seaside living without compromising on space or style. Viewings by appointment only.

FULL DESCRIPTION

**ENTRANCE**  
Composite door into;

**HALLWAY**  
Telephone point. Stairs to first floor. Double doors to storage. Cupboard housing consumer unit. GCH Radiator. Doors leading to:

**SHOWER ROOM**  
White suite comprising walk in shower with ceiling mounted rainfall shower head and a further hand held shower. Wash hand basin recessed into vanity unit. W.C. Chrome heated towel rail. Full height tiling to all walls. Tiled floor. Storage unit with space for washing machine and tumble dryer.

**RECEPTION ROOM/ CINEMA ROOM**  
16'8" max x 16'0" (5.1 max x 4.88)  
Double glazed window and double glazed French door leading to a sit out terrace with sea views. Double doors leading to an under stair cupboard. Fitted storage units and shelving. Two vertical modern radiators. Ceiling Spot lights and mood lighting. Laminate wood effect flooring. Currently used as a "Cinema Room" Custom designed comprising 5:1 surround sound built around dedicated Mission Audio in wall speakers, with matching inwall passive subwoofer with dedicated amplifier. Added in wall/in ceiling sound insulation allow the cinema to be enjoyed as it is meant to be. A 120 inch Grandview Tab Tensioned acoustically perforated screen covers one wall when in use and is discreetly hidden in the ceiling when the TV is preferred. A starscape 600 fibre optic light star effect ceiling feature adds to the sense of occasion.

**GROUND FLOOR TERRACE**  
Laid with Astroturf, railings and gate leading to the promenade.

**STAIRS TO FIRST FLOOR**



**FIRST FLOOR LANDING**  
GCH Radiator, stairs to second floor. Double doors leading to open plan living, dining and kitchen area.

**OPEN PLAN KITCHEN/ DINER/ LOUNGE**  
36'1" max x 16'8" max (11.01 max x 5.10 max)

**LOUNGE**  
Double glazed Bi-fold doors leading to a decked balcony boasting Panoramic sea views of Swansea Bay and towards Mumbles. Feature GCH Radiator.

**DINING AREA**  
Space for table and chairs. Open to;

**KITCHEN**  
Fitted with a range of white high gloss wall, base and draw units with integrated double stainless steel oven and grill plus integrated coffee machine, integrated dishwasher, Neff induction hob with glass splashback, stainless steel chimney hood above, double glazed window to rear, feature radiator, double glazed French doors with court yard views and Juliet balcony. Matching island unit with switches and sockets both sides.

**SECOND FLOOR LANDING**  
Door to Storage cupboard.

**BATHROOM**  
White suite comprising bath with handheld shower, sink recessed into vanity unit and W.C part tiled walls and tiled floor.

**BEDROOM THREE**  
16'9" x 10'5" (5.12 x 3.20)  
Double glazed window to rear, feature radiator, double glazed French doors to balcony. Door into En-suite shower room.

**EN-SUITE**  
White suite with low level W.C. Pedestal washhand basin and step in shower cubicle.

**BEDROOM FOUR**  
16'8" x 10'4" (5.10 x 3.15)  
Double glazed window to rear. French doors leading to sit out balcony with views over the courtyard. GCH Radiator.

**THIRD FLOOR LANDING**

**BEDROOM TWO**  
16'9" x 10'2" max (5.12 x 3.11 max)  
Double french doors and window, Juliet Balcony off the Franch Doors. Views Towards Kilvey Hill. GCH Radiator. Telephone point.

**MASTER BEDROOM**  
17'2" x 16'9" (5.24 x 5.13)  
Double glazed Bi-fold doors leading to a decked balcony with panoramic sea views over Swansea Bay and Mumbles. Feature GCH Radiator. Telephone point. Ceiling mounted speakers for sound system. Archway leading to dressing area with fitted wardrobes and draws.

**EN-SUITE**  
White suite with W.C Pedestal wash hand basin and step in shower with feature jet shower and full height tiling. Tiled floor. Chrome heated towel Rail

**EXTERNAL**  
Driveway parking for two vehicles.

**TENURE - FREEHOLD**  
First Port Charge £1200pa inc Water charge.

**UTILITIES**  
Gas- Yes  
Electric- Yes  
Water- Metered  
Broadband- Fibre  
Mobile- You are advised to refer to Ofcom checker for mobile signal and coverage.