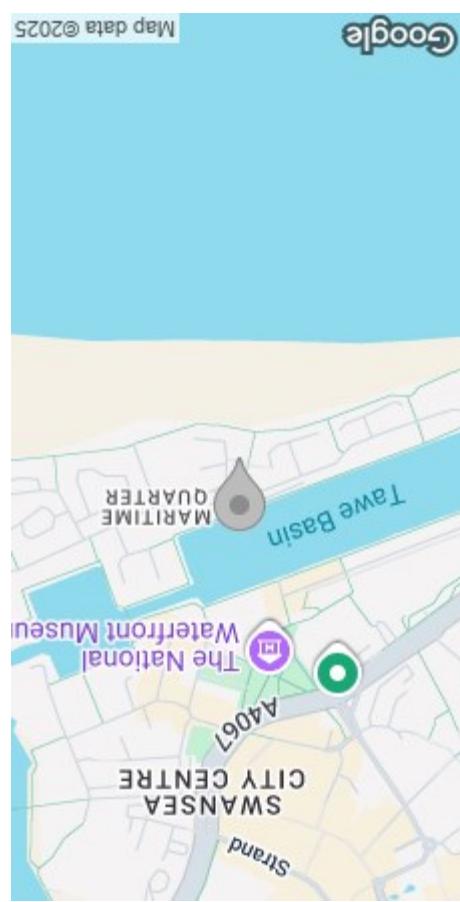


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Map data ©2025 Google
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fixtures or fittings are approximate and no responsibility is taken for any inaccuracies or mis-statement. This plan is for illustrative 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 is given as to their operability or efficiency can be given.



AREA MAP



FLOOR PLAN



10 Patagonia Walk
Maritime Quarter, Swansea, SA1 1XY
Asking Price £195,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Patagonia Walk – Just a stone's throw from the bay and promenade, this beautifully presented two-bedroom maisonette offers modern living in a highly desirable location.

The property has been fully modernised throughout and boasts a private rear garden and allocated parking. The accommodation comprises a stylish fitted kitchen, a spacious lounge with French doors opening onto the garden, and to the first floor, two well-proportioned bedrooms and a contemporary family bathroom.

Offered with no onward chain, this home is ideally situated close to local amenities, the town centre, and provides excellent access to the M4 for commuters. Viewing highly recommended.



FULL DESCRIPTION

PRIVATE ENTRANCE

Via UPVC double glazing white door into

HALLWAY

Laminate wood effect flooring. Radiator. Stairs to first floor. Door into

KITCHEN

11'10" x 6'11" (3.61 x 2.11)
Range of high gloss wall base and draw unit, with complementary worksurface over. Space for dishwasher. Space for washing machine. Window to front. Sink with mixer tap. Electric four ring hob with extractor fan over. Tiled splashback. Tiled flooring. Door into



LOUNGE DINER

15'8" x 10'7" (4.78 x 3.23)
UPVC double glazed door to UPVC double glazed window. Door to under stairs storage. Wall mounted electric fire. Laminate wood effect flooring. TV point.



STAIRS TO FIRST FLOOR LANDING

Laminate wood effect flooring. Door into airing cupboard housing hot water tank. Door into

BEDROOM ONE

12'7" x 9'4" (3.85 x 2.87)
Window to rear. Laminate wood effect flooring. Radiator.

BEDROOM TWO

11'10" x 8'5" (3.61 x 2.59)
Window to rear. Laminate effect wood flooring. Electric radiator. Partial sea view. Door into

BATHROOM

5'10" x 5'5" (1.80 x 1.67)
Three piece suite comprising P shaped bath with shower over, wash hand basin set into a vanity unit and low level WC. Heated towel rail. Tiled walls. Window to side. Shaver point. Laminate wood effect flooring.

EXTERNAL

Decked seating area with gravel garden, ordered by mature trees and shrubs.

PARKING

Allocated surface parking 189

TENURE

Leasehold
Lease Term 188 years from and including 24 June 2012 less 3 days
Service charge £2362.52 pa
Ground rent Peppercorn

UTILITIES

Electric - Yes
Gas - No
Water - Mains
Broadband - Yes
You are advised to refer to Ofcom checker for mobile signal and broadband coverage.

COUNCIL TAX BAND E

EPC RATING E

FURTHER INFORMATION
No AirBnB.

