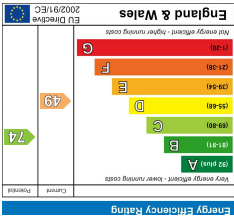


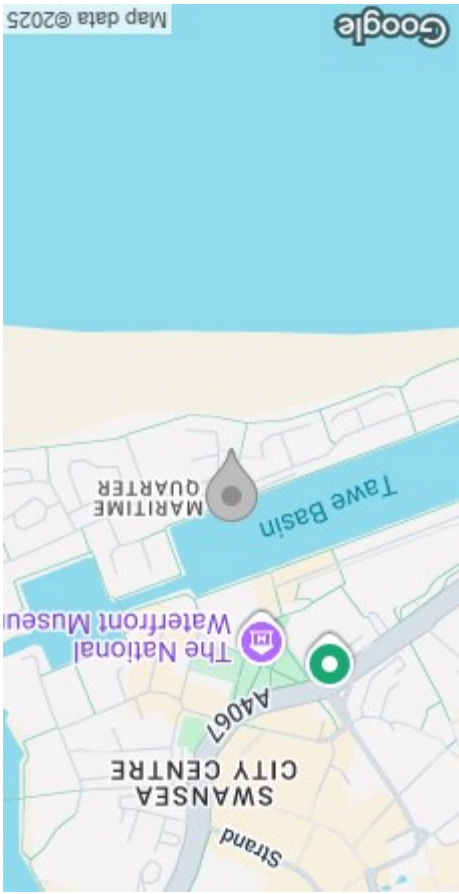
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative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

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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



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

2 1 1 E

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. 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.

