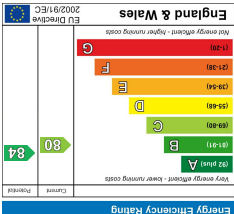




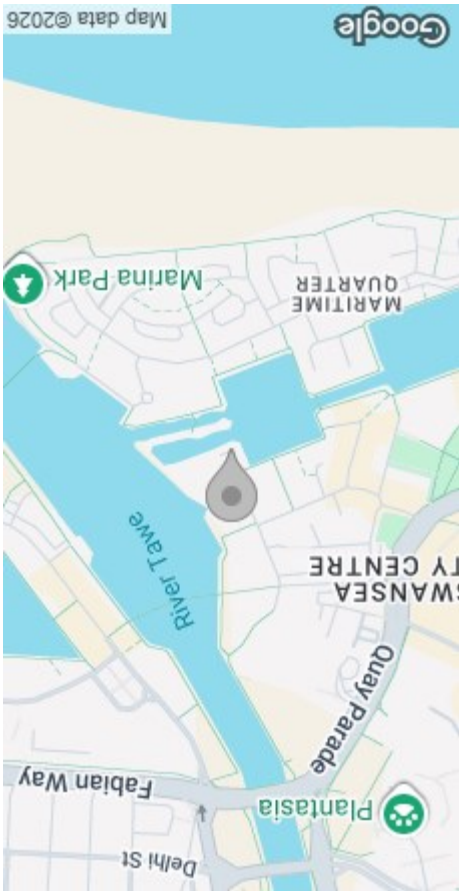
Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sales@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk

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While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and other details are not intended to be binding and should be taken as an approximate guide only. The service, systems and appliances shown herein are not intended to be binding and should be taken as an approximate guide only. The service, systems and appliances shown herein are not intended to be binding and should be taken as an approximate guide only.



EPC



AREA MAP



FLOOR PLAN



16 Pocketts Wharf
Maritime Quarter, Swansea, SA1 3XL
Asking Price £239,950



GENERAL INFORMATION

A well presented fifth floor apartment offering panoramic Marina views and within walking distance to nearby bars, restaurants, City centre and Swansea Bay.

This stylish two bedroom apartment offers a living room with double aspect windows and sit out balcony, modern kitchen/diner, master bedroom with sun balcony which offers views across the Marina plus a further double bedroom and shower room.

The property also benefits from underground allocated croft parking and lift access.

Viewing is highly recommended to appreciate this lovely property.

FULL DESCRIPTION

ENTRANCE VIA COMMUNAL DOOR

Lift access to 5th Floor.

HALLWAY

Two storage cupboards, second housing hot water tank.

OPEN PLAN LIVING ROOM/ KITCHEN

LIVING ROOM

17'9" x 12'5" (5.43 x 3.81)

Double glazed windows to rear and side. Double glazed French door with matching side panels leading to a sit out balcony boasting panoramic views over the Marina. Wood effect flooring. Feature electric wall mounted fire. Open to;



KITCHEN/ DINER

6'9" x 16'0" (2.06 x 4.88)

Range of wall, base and drawer units with complementary worksurface over and tiled splash back above. Space for table and chairs. Integrated oven. Four ring induction hob with extractor fan over. Integrated microwave. Single bowl sink with mixer tap. Space for dishwasher. Undercounter fridge. Double glazed window to side with view over the Marina.

BEDROOM TWO

14'1" x 8'0" (4.31 x 2.44)

Double glazed window with Marina views. Fitted Wardrobes.

MASTER BEDROOM

17'2" x 10'0" (5.24 x 3.06)

Double glazed French doors leading to a sit out balcony with Marina views. Telephone point.

SHOWER ROOM

5'9" x 8'0" (1.77 x 2.46)

Briefly comprising separate shower cubicle with rainfall shower over, low level W.C, bidet and wash hand basin set in a vanity unit. Wall mounted mirrored cabinet. Tiled Walls. Wood effect flooring.

PARKING

Allocated underground parking

TENURE

Leasehold
Lease term 125 years from 1989
Service charge £1256.15 half yearly
Ground rent peppercorn

COUNCIL TAX BAND E

EPC RATING C

UTILITIES

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

