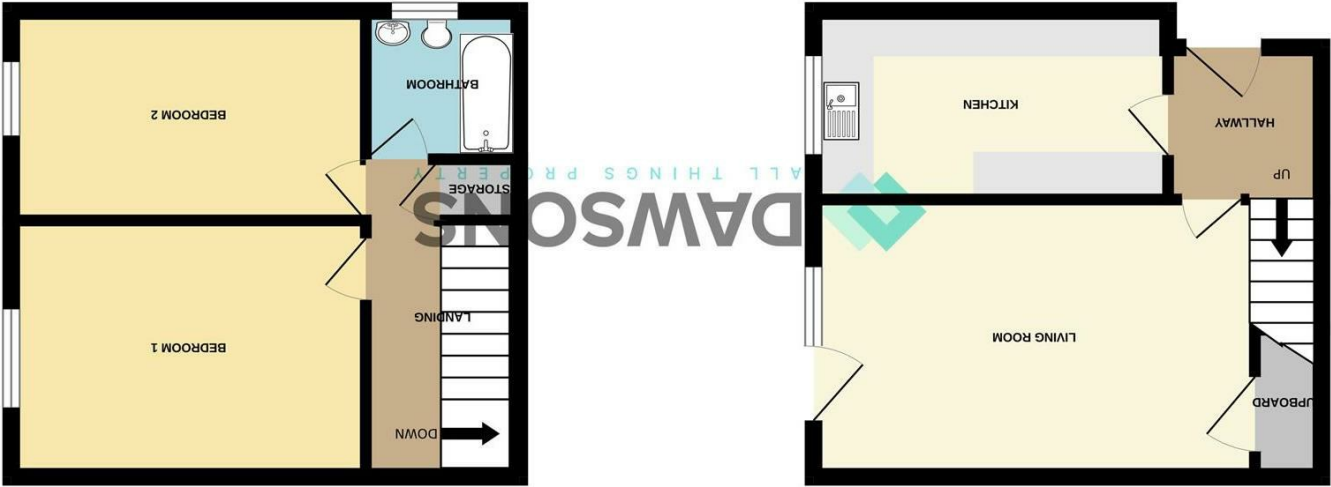


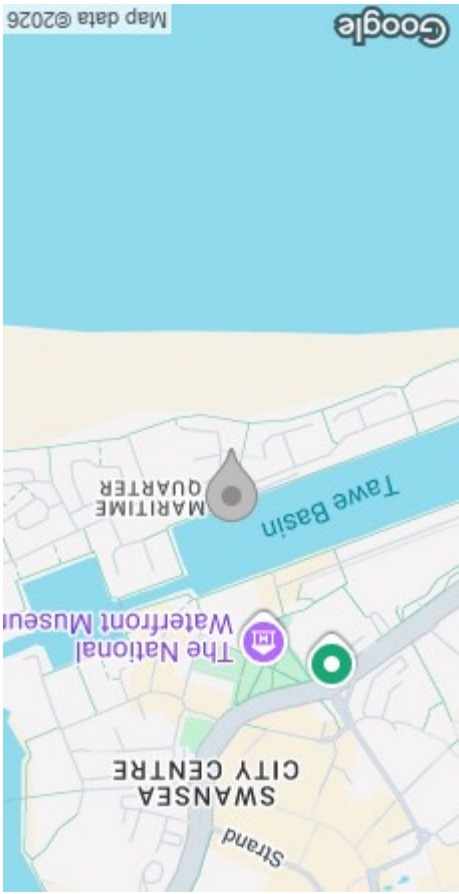
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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 error, 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 operation or efficiency can be given.

Made with Metropix ©2025

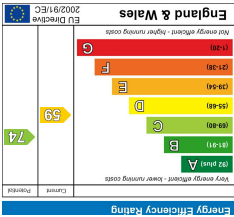


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Situated in the Maritime Quarter of Swansea, this delightful two-bedroom maisonette at Patagonia is a stones throw from the promenade and Swansea Beach.

Upon entering, you are welcomed into a lounge/ diner which leads to a courtyard garden, perfect for enjoying the fresh air, listening to the sea breeze or hosting gatherings with friends and family. The separate modern kitchen provides a functional space and includes a breakfast bar. The first floor features two bedrooms both with partial sea views and a bathroom. Externally the property includes allocated parking for one car, a valuable asset in this vibrant area.

This maisonette is an excellent opportunity for first-time buyers or investors looking for a property in a sought-after location. With its modern amenities and proximity to the coast and Marina, it promises a delightful living experience in one of Swansea's most desirable neighbourhoods.

FULL DESCRIPTION

PRIVATE ENTRANCE

Private entrance door which leads into;

HALLWAY

Consumer unit. Stairs to fist floor. Doors to;

KITCHEN

11'10" x 6'11" (3.62 x 2.12)  
A Range of wood effect wall base and drawer units with complimentary work top and tile splash back above. Stainless steel single oven. Four ring electric hob. Stainless steel extractor fan above. Stainless steel sink, with drainer and mixer tap. Space for washing machine and fridge freezer.



LOUNGE DINER

15'8" x 10'8" (4.80 x 3.27)  
Double glazed window and French door leading to courtyard garden. TV and telephone point. Door to understairs cupboard. Electric heater.

BEDROOM ONE

12'7" x 9'6" (3.85 x 2.90)  
Double glazed window. Electric heater.

BEDROOM TWO

11'11" x 8'5" (3.64 x 2.58)  
Double glazed window. Electric heater. Telephone point.

BATHROOM

5'11" x 5'4" (1.81 x 1.65)  
White suite comprising low level W.C, pedestal wash hand basin with shower over. Full hight tiling to all walls. Wall mounted fan heater. Double glazed frosted window.

PARKING

Allocated surface parking.

TENURE

Lease term 125 years from 1985  
Service charge TBC  
Ground rent Peppercorn

UTILITIES

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

COUNCIL TAX BAND E

EPC RATING D

FURTHER INFORMATION

No AirBnB Allowed.  
Pets are Allowed with prior written consent via RMG.

