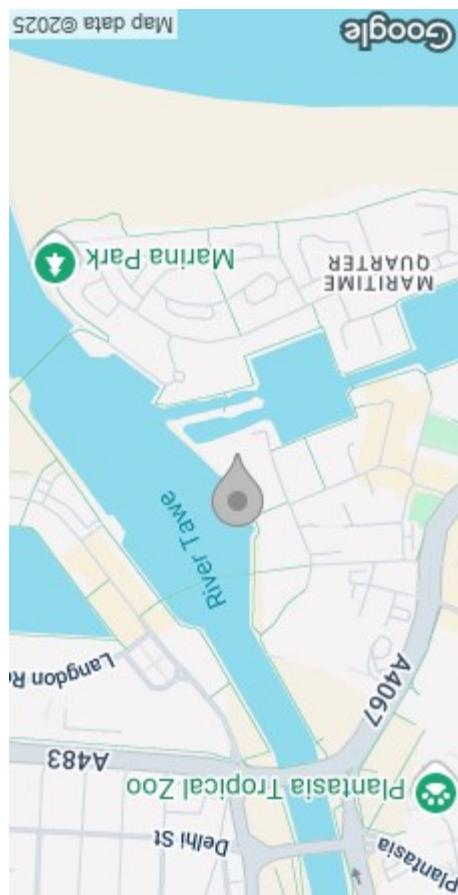


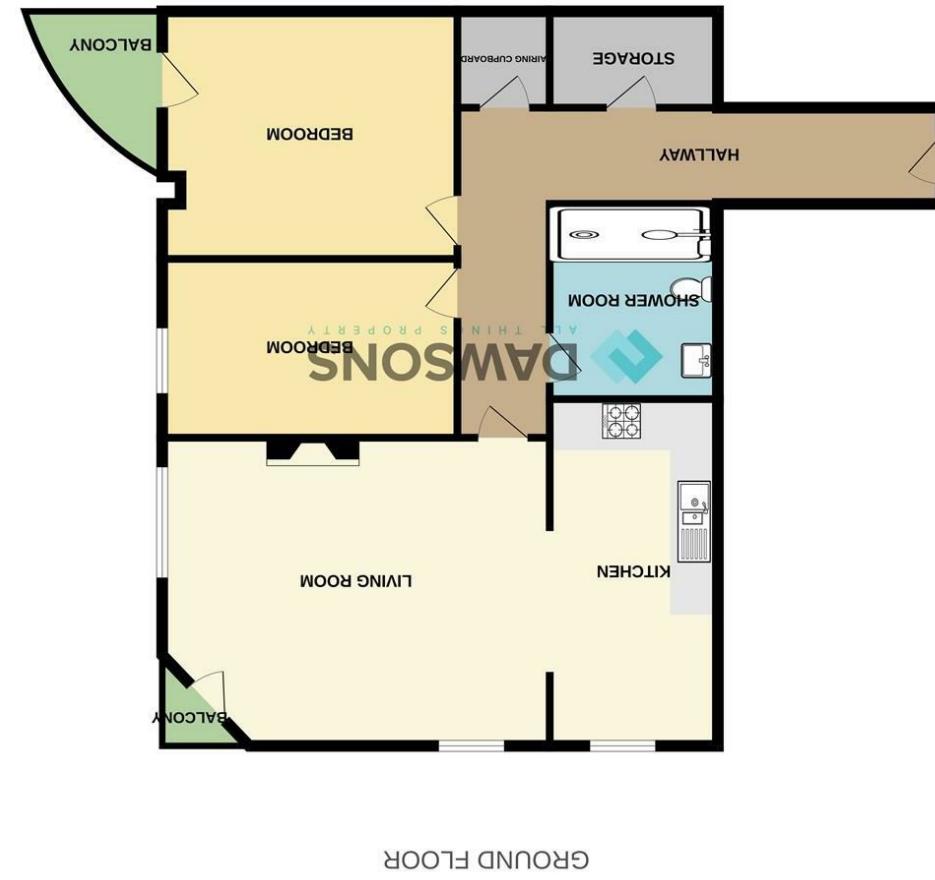
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Map data ©2025 Google  
Marina Park  
MARITIME QUARTER  
River Tawe  
Langdon Rd  
A467  
A483  
Plantasia Tropical Zoo  
Delhi St  
Plantasia

### EPC



### AREA MAP



### FLOOR PLAN



17 Pocketts Wharf  
Marina, Swansea, SA1 3XL  
No Onward Chain £219,950



## GENERAL INFORMATION

Welcome to this charming apartment located in the heart of Pockets Wharf, Maritime Quarter, Swansea. This delightful property boasts a spacious south-facing living room with a balcony offering stunning views over the marina, perfect for enjoying your morning coffee or unwinding after a long day.

Inside, you'll find two double bedrooms, ideal for creating a cosy retreat or accommodating guests. The newly fitted kitchen provides a modern and stylish space to prepare delicious meals and entertain friends and family.

One of the standout features of this apartment is the secure parking, providing convenience and peace of mind for residents. Whether you're a first-time buyer, looking to downsize, or seeking a lucrative investment opportunity, this property offers a fantastic chance to own a piece of waterfront living in Swansea.

Don't miss out on the chance to make this apartment your own and experience the best of city living with a touch of tranquillity by the marina. Contact us today to arrange a viewing and start envisioning your new life in this wonderful property.

Leasehold 125 Years from 1989  
Service Charge £2700



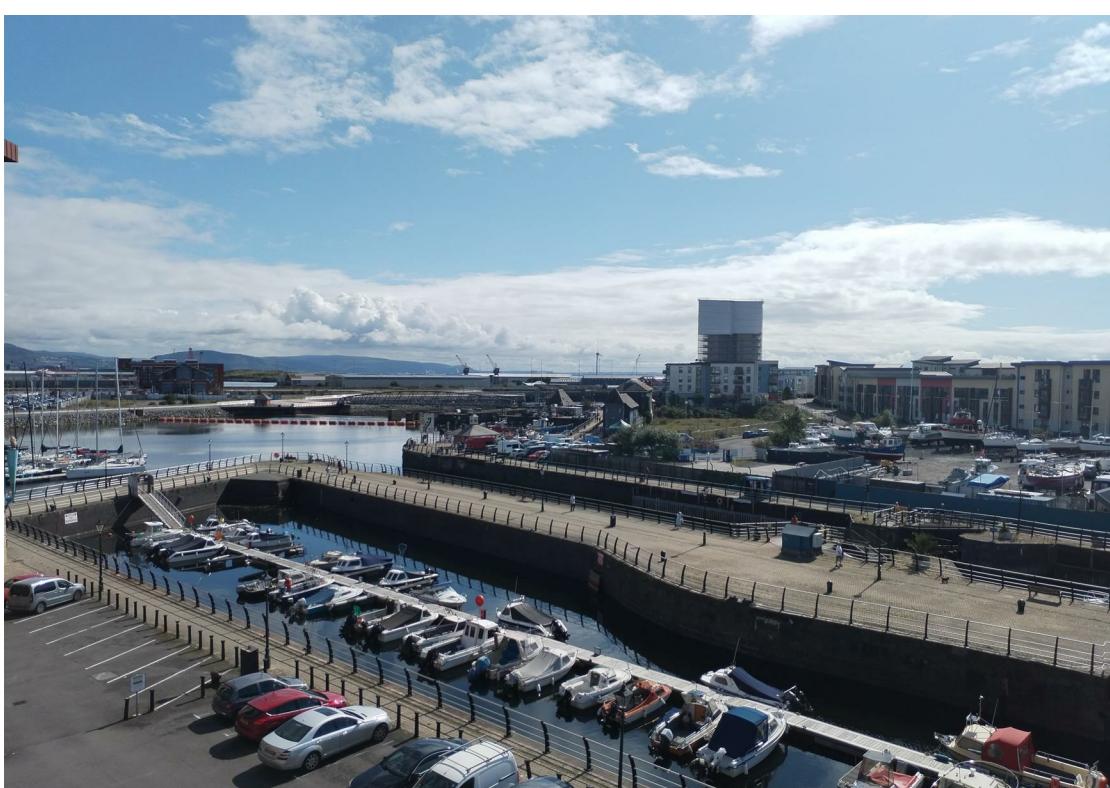
## FULL DESCRIPTION

### ENTRANCE

Via Communal hall with lift access to floor Five.

### HALLWAY

Electric radiator. Door to airing Cupboard housing hot water tank. Door to storage cupboard.



**SHOWER ROOM**  
8'0" x 5'9" (2.46 x 1.77)  
Tiled floor and walls, sink, low level W.C, separate step in shower cubicle with rainfall shower over, chrome heated towel rail. Wall mounted Cabinet. Extractor fan.



**LIVING ROOM**  
12'11" x 18'0" (3.95 x 5.51)  
Two uPVC double glazed windows, double glazed french doors leading to balcony, feature fireplace fire place, electric radiator.



**KITCHEN/ DINER**  
6'11" x 16'1" (2.13 x 4.91)  
Newly fitted kitchen with a range of wall and base and drawer units and complimentary work surface over, electric oven and hob, one and a half bowl sink with mixer tap, plumbing for washing machine, space for fridge freezer, double glazed uPVC window to side with Marina Views. Laminate wood effect flooring.

**EXTERNAL**  
Undercroft Parking

**UTILITIES**  
Electricity - Octopus Energy  
Gas - N/A  
Water- Welsh Water  
Broadband- Virgin - Cable.

**TENURE**  
Leasehold 125 Years with 89 Remaining  
Service Charge £2700  
Ground Rent £200

**OTHER INFORMATION**  
The vendor has informed us that no holiday lets are allowed.