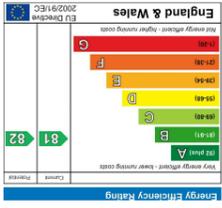


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



**8 Emily Court**  
 Marina, Swansea, SA1 8RA  
 Asking Price £525,000



## GENERAL INFORMATION

Dawsons are delighted to present this truly exceptional executive townhouse – a rare and distinctive home set within the highly sought-after SA1 development. Enjoying uninterrupted, south-facing views across the Prince of Wales Dock, the property is perfectly positioned within easy walking distance of the Marina, SA1 waterfront and the golden sands of Swansea Bay.

Immaculately maintained by the current owners, the home is arranged over three beautifully designed levels, offering a seamless blend of luxury, style and comfort. The expansive ground floor hosts three generous bedrooms, two of which benefit from French doors opening onto a substantial terrace, providing stunning panoramic water views.

The first floor is designed for modern living and entertaining, featuring a spacious open-plan lounge and dining area, a modern kitchen, and access to a private decked terrace – an ideal space to relax while enjoying the tranquil waterside outlook.

Occupying the entire top floor is the impressive principal suite, complete with an elegant ensuite shower room, a dedicated dressing area and bi-fold doors leading onto a further private terrace. This serene retreat offers the perfect setting to unwind and take in the surrounding scenery.

## FULL DESCRIPTION

### ENTRANCE

Via Aluminium door into;

### HALLWAY

Wood effect "Pergo" flooring. Radiator. Ash wood stairs to first floor. Door into;

### BEDROOM THREE

Double glazed full length window to front. Radiator. Fitted wardrobes with sliding doors including mirror. Wood effect "Pergo" flooring.

### BATHROOM

White suite comprising low level W.C., wall mounted wash hand basin and bath with rainfall shower over and glass screen. Amtico flooring. Chrome heated towel rail. Ceiling spotlights.

### BEDROOM FOUR/OFFICE

Currently used as an office.

Double glazed window and door leading to a paved terrace with views over the water. Radiator. Wood effect "Pergo" flooring. TV point.

### BEDROOM TWO

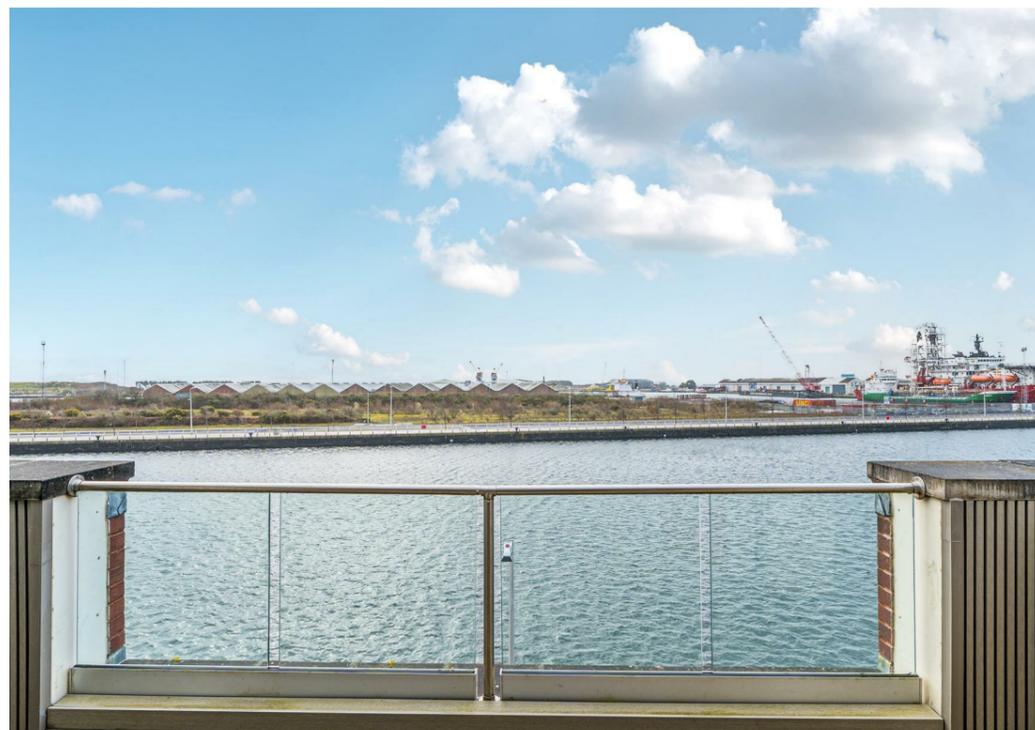
Floor length windows and door leading to the terrace and views over the water. Obscured window to front. Fitted wardrobes with sliding doors and mirrored door. TV point. Radiator. Door to;

### STEP UP TO SHOWER ROOM

White suite comprising separate shower cubicle, low level W.C and wall mounted wash hand basin set into a vanity unit. Part tiled walls. Chrome heated towel rail. Amtico flooring. Ceiling spotlight. Obscured window to rear.

### FIRST FLOOR

### OPEN PLAN LOUNGE/KITCHEN



**LOUNGE**  
Picture window with panoramic views over the water. Window and double doors to sit out terrace. Wood effect "Pergo" flooring.

**TERRACE**  
With views over the water, the terrace benefits from composite decking with feature panelled walls and a glass and steel balustrade. An outdoor cloakroom offers a W.C and wash hand basin.

**KITCHEN**  
Range of high gloss wall, base and drawer units with complementary Corian work surface over. Integrated appliances including oven/grill, dishwasher and washer dryer. One and a half bowl sink with drainer and mixer tap. Four ring induction hob with extractor fan over. Ceiling spotlights. Fridge/Freezer with wine rack. Matching breakfast bar with recycling storage unit. Two double glazed windows to front. Amtico flooring. Radiator. Ash wood stairs to second floor.

### SECOND FLOOR

**MASTER BEDROOM**  
Bi-folding doors to a south facing sit out terrace offering panoramic views over the water. Two floor length windows. Radiator. Ceiling spotlights. Door into shower room. Doors into walk in wardrobe and ensuite.

**WALK IN WARDROBE**  
Access to loft hatch which has pull down ladder, light and is partly boarded. Radiator. Obscure window to front.

**ENSUITE**  
White suite comprising separate shower cubicle with rain fall shower over, low level W.C and wash hand basin set into a vanity unit. Chrome heated towel rail. Part tiled walls. Obscured window to front.

**EXTERNALLY**  
To the front - parking for two cars. Visitors parking bays available at first come first serve basis. Door to the outhouse housing boiler and space for bikes storage. Artificial grass to side.  
To the rear - the ground floor terrace benefits from a gate with steps leading to the promenade.

**UTILITIES**  
Electric - Yes  
Gas - Yes  
A gas powered condensing system boiler.  
Water - Metered Welsh Water  
Broadband - currently Virgin Media  
You are advised to refer to Ofcom checker for mobile signal and coverage.

### COUNCIL TAX BAND G

### EPC RATING B

**FURTHER INFORMATION**  
The house is fitted with a mechanical heat recovery ventilation (MVHR) system located in the attic. This system extracts moist air from kitchens and bathrooms and replaces it with fresh air from outside, while recovering heat in the process. By reusing this warmth, the system contributes significantly to maintaining improved air quality throughout the home. It was last serviced September 2025.

The property has a 1.0kW photovoltaic (PV) solar panel system, which has generated approximately 50% of the home's annual electricity requirements. In addition, the system is eligible for the Government's Feed-in Tariff (FIT) scheme, and the owner has received an average annual payment of £250 for the electricity.

Hi Jodie

The WG charge was last paid in Dec 25 and amount was £460. Previous year was £440.