



5 Ferrara Square

Marina, Swansea, SA1 1UW

£139,950



FULL DESCRIPTION

Top floor apartment, stairs to all floors.

HALLWAY

Intercom. Gas central heating radiator. Storage cupboard housing hot water tank. Further walk in storage cupboard. Laminate floor.

KITCHEN

9'8 x 7'7 (2.95m x 2.31m)

Range of white high gloss wall, base and drawer units with black worktop and tiled splash back above. Black sink with drainer and mixer tap. Integrated washing machine and fridge freezer. Tiled floor. Gas central heating radiator. Wall mounted gas boiler. Four ring gas hob with stainless steel chimney hood extractor fan above. Stainless Steel oven. Double glazed window to side.

LOUNGE

13'1 x 10'6 max (3.99m x 3.20m max)

Double glazed window to side. Double glazed patio door leading to a decked balcony, also accessible from the bedroom, offering panoramic views of the Marina and Waterfront museum. Gas central heating radiator. TV and telephone points. Laminate floor.

BEDROOM

12'9 x 8'3 (3.89m x 2.51m)

Double glazed patio door leading to the decked balcony, accessible from the lounge, offering panoramic views of the Marina and Waterfront museum. Fitted wardrobes with sliding mirrored doors. Gas central heating radiator.

BATHROOM

White suite comprising WC, pedestal wash hand basin with half height tiling behind and bath with shower over and shower screen and full height tiling. Chrome heated towel rail. Tiled floor. Shaver point. Inset shelving unit.

EXTERNAL

FREEHOLD

Service Charge TBC

COUNCIL TAX BAND D

AREA MAP



FLOOR PLANS

TOP FLOOR



These floor plans are for guidance only 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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