



## 51 Pocketts Wharf

Marina, Swansea, SA1 3XL

Asking Price £199,950



## FULL DESCRIPTION

### ENTRANCE

Communal entrance with lift to the 7th floor and entrance into:

### HALLWAY

L shaped hallway with two storage cupboards one with hot water cylinder, electric heater, wall mounted telephone entry system.

### LOUNGE DINER

21'02" x 13'07" (6.45m x 4.14m)

French doors leading to sit out balcony with panoramic views across the Marina and SA1, a side and rear windows offering views, tv point, electric heaters, entrance into:

### KITCHEN

9'06" x 6'08" (2.90m x 2.03m)

Galley style kitchen with a range of wall and base units and complimentary worktop with tiled splashback above. Ceramic sink with drainer and extendable tap. Electric cooker, hob and pull out extractor fan. Space for washing machine, under counter fridge, freezer and dishwasher.

### BEDROOM TWO / STUDY

9'06" x 6'08" (2.90m x 2.03m)

Window overlooking Marina and SA1. Fitted with a "Murphy" bed. Range of units that can turn into a desk and study area. Fitted wardrobe.

### MASTER BEDROOM

12'09" x 9'03" (3.89m x 2.82m)

Two windows with views overlooking Marina, SA1. Fitted wardrobes and dressing table. Remote controlled ceiling mounted light and fan. Electric heater.

### ENSUITE

White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower cubicle. wall mounted mirror with light. Tiled floor. Heated towel rail.

### BATHROOM

Fitted with panel bath and hand held shower attachment, WC, wash hand basin. Overhead storage cupboard. Dimplex wall heater.

### EXTERNAL

Allocated secure underground parking

### TENURE

Leasehold 125 Years from 1991

Service charge inclusive of ground rent £2990.06 pa

### COUNCIL TAX BAND E

### UTILITIES

Electric - EDF

No Gas

Water meter available

Broadband currently BT

You are advised to refer to Ofcom checker for mobile signal and coverage

### ADDITIONAL INFORMATION

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

Total Floor Area - 67 Square Metres.

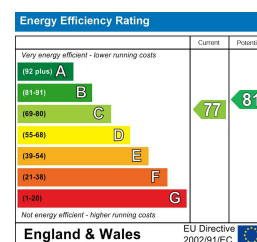
## AREA MAP



## FLOOR PLANS



## EPC



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Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

