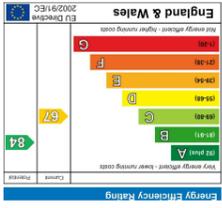


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operability or efficiency can be given.  
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EPC



AREA MAP



FLOOR PLAN



5 Marine Walk  
 Marina, Swansea, SA1 1YQ  
**£479,950**



## GENERAL INFORMATION

Dawsons are delighted to present this extensively modernised four-bedroom beach front townhouse located in the prestigious Marine Walk, Maritime Quarter, Swansea. This beautiful property boasts a south-facing sit out terrace where you can enjoy the picturesque panoramic sea views right from the comfort of your own home.

As you step inside, you are greeted by a spacious and modern hallway, cloakroom and Kitchen/ diner which leads to the terrace. The second floor has a cosy lounge, balcony with views over the bay. A modern shower room and bedroom three with ensuite. The top floor hosts master bedroom with modern bathroom room, bedroom two and four.

Additionally, the convenience of having a garage provides secure parking for your vehicle and extra storage space.

Imagine waking up to the sound of the waves and enjoying your morning coffee while taking in the breath-taking sea views. This property offers a unique opportunity to embrace coastal living at its finest. Call us now on 01792 653100 to arrange your viewing.

## FULL DESCRIPTION

### ENTRANCE

Enter via uPVC double glazed door into;

### HALLWAY

16'5" x 9'8" (5.01 x 2.97)

LVT wood flooring. Modern up right radiator. Stairs to first floor. Circular Upvc window to front. Door into;

### CLOAKROOM

Low-level WC. wash hand basin. Heated towel rail. Extractor fan. LVT flooring.

### KITCHEN/BREAKFAST ROOM

18'7" x 12'4" (5.68 x 3.78)

Modern fitted kitchen and matching breakfast bar with wall, base and drawer units and complimentary work surface over and tiled splash back above. Integrated eye level oven and grill Electric hob with extractor fan over. Under counter fridge, freezer and space for washing machine. Wine fridge. Sink recessed in to worktop with drainer and mixer tap. LVT wood effect flooring. uPVC double glazed window and door to sit out terrace.

### STAIRS TO FIRST FLOOR LANDING

Circular window to front. Modern upright radiator door to;

### LOUNGE

18'7" x 12'5" (5.67 x 3.79)

uPVC double glazed door with matching side panels and two windows to rear with panoramic views over Swansea Bay and toward Mumbles. Door leading onto a sit out balcony. Feature electric fire.



### SHOWER ROOM

5'9" x 5'6" (1.77 x 1.68)

Low level WC. Wash hand basin set in vanity unit and step rainfall shower. Heated towel rail. Tiled flooring. Tiled walls.

### BEDROOM THREE

11'10" x 9'9" (3.61 x 2.99)

uPVC double glazed window to front. Radiator. Door into ensuite;

### ENSUITE SHOWER ROOM

5'10" x 5'5" (1.79 x 1.67)

Low level WC. Wash hand basin set in vanity unit and step rainfall shower. Heated towel rail. Tiled flooring. Tiled walls.

### STAIRS TO SECOND FLOOR

### MASTER BEDROOM

12'2" x 12'2" (3.73 x 3.71)

uPVC double glazed window to rear with panoramic sea views. Fitted wardrobes. Radiator.

### ENSUITE BATHROOM

8'6" x 6'3" (2.61 x 1.91)

Suite comprising bath with handheld shower over, separate shower cubicle with rainfall shower over, low level WC and wash hand basin set in vanity unit. Tiled flooring. Heated towel rail.

### BEDROOM TWO

14'9" x 12'5" (4.50 x 3.79)

uPVC double glazed window to front. Radiator.

### BEDROOM FOUR

12'4" x 6'2" (3.77 x 1.90)

uPVC double glazed window to rear. Panoramic sea views. Fitted Wardrobe.

### EXTERNAL

To the front - access to the garage. To the rear - a sit-out sun terrace and balcony with panoramic sea views. The terrace benefits from a gate offering access to the promenade.

### TENURE

Leasehold  
Lease term 125 from 24/6/1985  
Service charge £3000 Approximately  
Ground rent - Peppercorn

### UTILITIES

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

### COUNCIL TAX BAND G

### EPC RATING D

