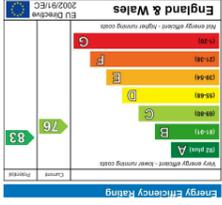


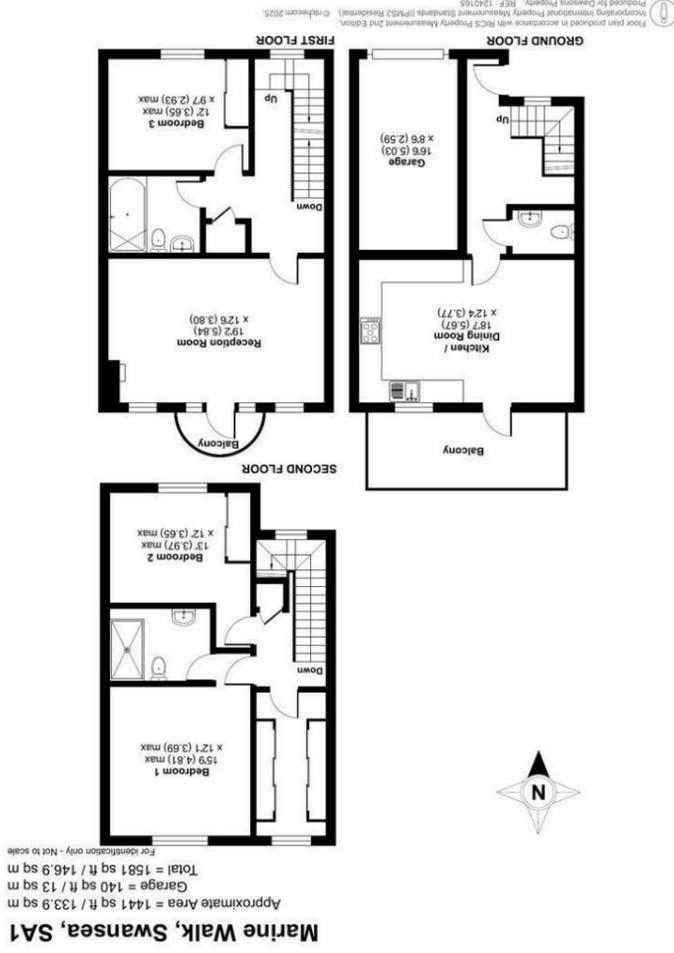
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



18 Marine Walk
 Maritime Quarter, Swansea, SA1 1YQ
£525,000



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 bathroom and bedroom three. The top floor hosts master bedroom with modern shower room, a dressing room and bedroom two.

Additionally, the convenience of having a garage and driveway 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 breathtaking 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

Steps to front Door. Door into;

HALLWAY

Circular window to front. Radiator. Modern stair case to first floor. Tiled wood effect flooring. Door into;

CLOAKROOM

Low level Villeroy and Boch W.C. Wash Hand basin set in vanity unit. Extractor fan. Heated towel rail. Luminated anti mist Mirror. Wood effect tiled flooring.

KITCHEN/DINER

18'7" x 12'4" (5.67 x 3.77)

Two windows to rear. Door to rear. Fitted with a Stylish "Michel Roux" kitchen which boasts ample storage and includes matching wall, base and draw units with complimentary ceramic work surface over. Sink with Grohe chefs mixer tap. Neff integrated appliances including four ring electric induction hob with extractor fan over, Microwave, Dishwasher plus one and a half oven. Zanussi integrated full length larder style fridge. Matching Larder style storage cupboard. Ceiling spot lights and wood effect tiled flooring. Space for table and chairs. Up right, modern radiator.

STAIRS TO FIRST FLOOR LANDING

Door to cupboard housing mains pressure hot water cylinder. Circular Window to front. Door into;



LIVING ROOM

19'1" x 12'5" (5.84 x 3.80)

Two windows to rear and door to balcony with panoramic views over Swansea Bay. Bio-Ethynol feature fireplace. Tv Point. Pendant ceiling lights.

BATHROOM

Modern fitted bathroom. Three piece suite comprising Low Level Vilroy and Boch W.C. wash hand basin set in vanity unit, bath with rainfall shower over and glass screen. Heated towel rail. Extractor Fan. Shaver point. Porcelain tiled flooring. Luminated anti mist Mirror.

BEDROOM THREE

11'11" x 9'7" (3.65 x 2.93)

Window to front. Fitted wardrobes. Radiator.

STAIRS TO SECOND FLOOR

Door to storage cupboard. Access to loft hatch.

MASTER BEDROOM

Window to rear with panoramic views over the bay. Door into Ensuite;

ENSUITE SHOWER ROOM

Low Level Vilroy and Boch W.C. Walk in shower with rainfall shower. Wash hand basin set in vanity unit. Fully tiled. Ceiling spot lights.

BEDROOM TWO

Window to front. Fitted wardrobes.

BEDROOM FOUR/ DRESSING ROOM

Window to rear. Fitted wardrobes.

TENURE - LEASEHOLD

Leasehold 125 years from 1985 with 86 years remaining
Annual Service Charge - £3564.84

UTILITIES

Gas- Ovo
Electric- Ovo
Water- Welsh Water - Metred
Broadband- Sky
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND G

EXTERNAL

Externally to the front the property has access to the garage and driveway.
Externally to the rear the property benefits from having a sit-out sun terrace which boasts panoramic views. The gate gives access to the promenade.

