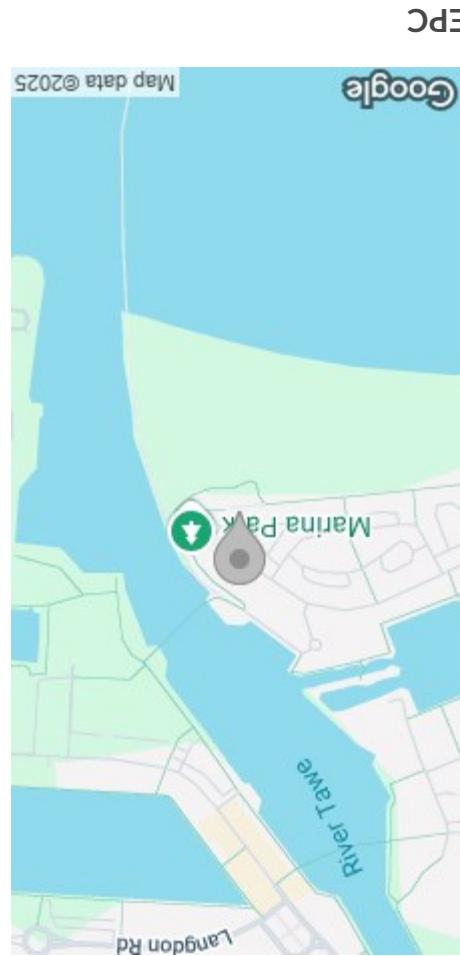
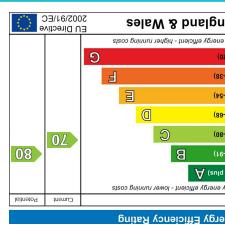
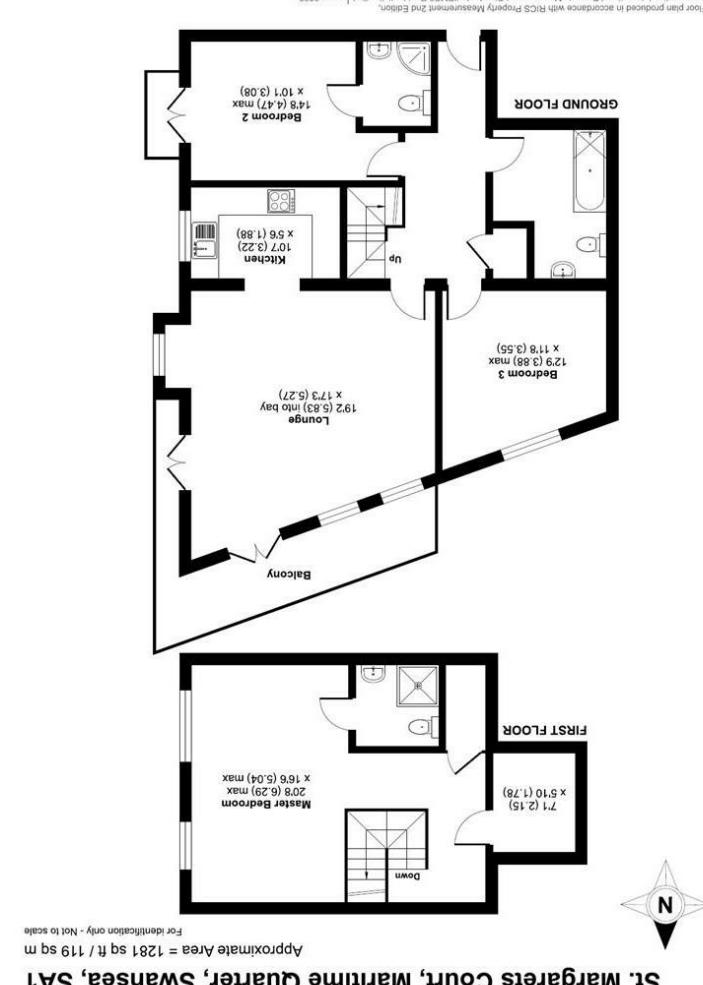




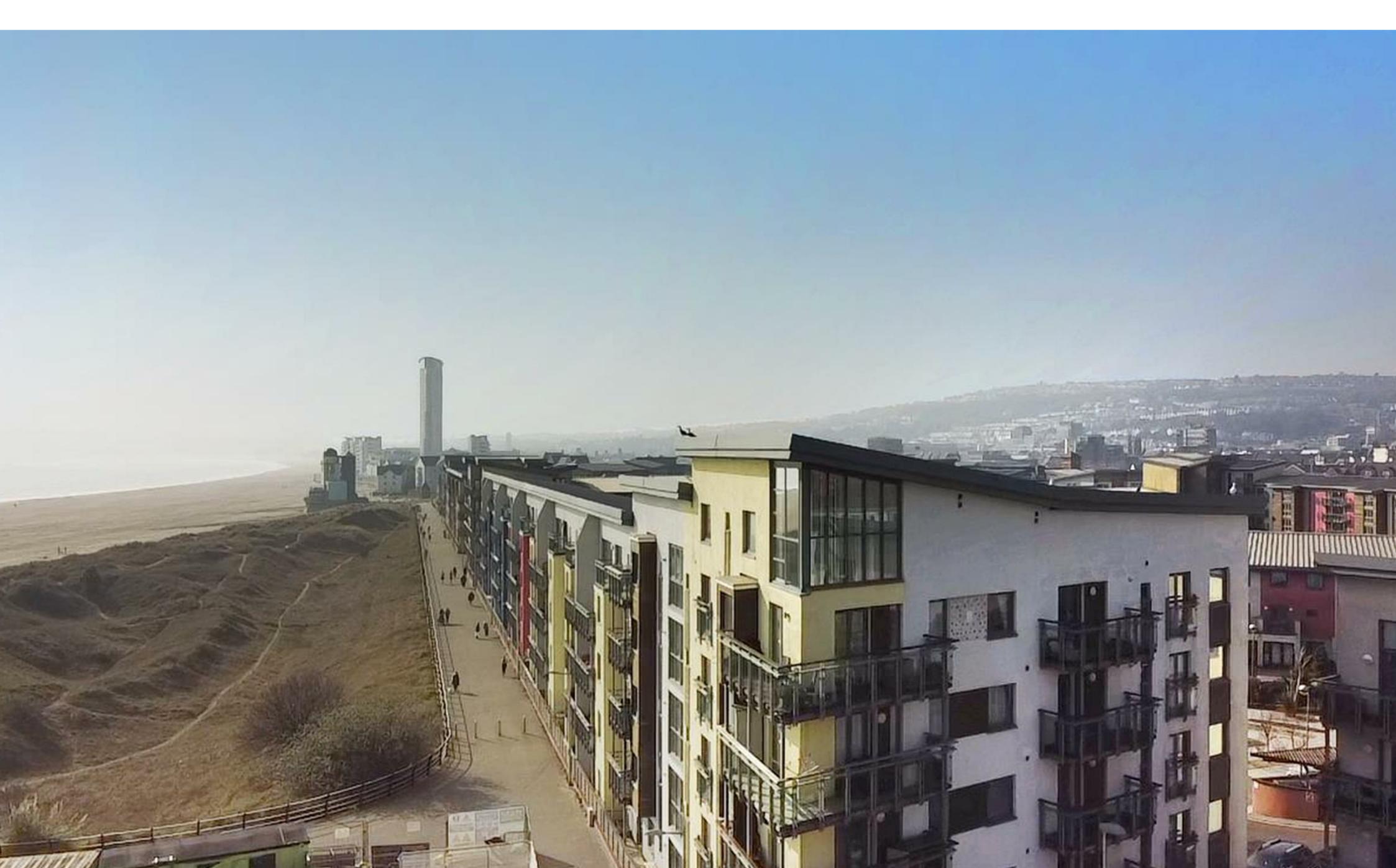
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



## 154 St Margarets Court

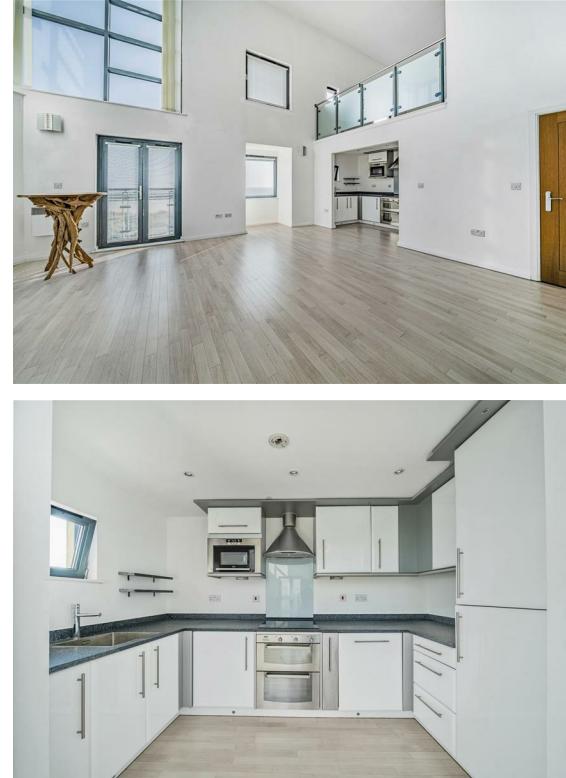
Marina, Swansea, SA1 1RZ

£395,000



## GENERAL INFORMATION

We are delighted to offer a spacious, versatile Duplex Penthouse apartment in St Margarets Court which boasts Panoramic views. This Fantastic corner property comprises of ; open plan lounge/diner into a fitted kitchen whilst enjoying a high vaulted ceiling with french doors to a sit out balcony, two double bedrooms - one with Juliet balcony - and a modern bathroom complete the ground floor. To the first floor you'll find a spacious mezzanine master bedroom with en-suite shower room and additional walk in wardrobe. The property has allocated surface parking and is offered with no onward chain.



## FULL DESCRIPTION

### ENTRANCE

Communal Hallway with lift access to the fourth floor.

### HALLWAY

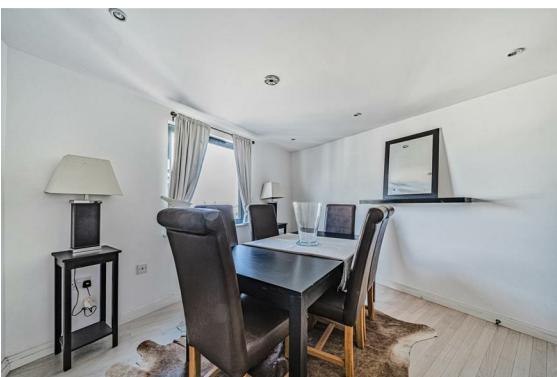
Phone entry system. Laminate wood effect flooring. Wall mounted electric radiator. Doors to all rooms. Spiral staircase to first floor.

### BATHROOM

7'8" x 9'10" max (2.36 x 3.02 max)  
Tiled walls. Tiled flooring. Three piece white suite. Low level W.c. Bath with hand held shower, pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Shaver point.

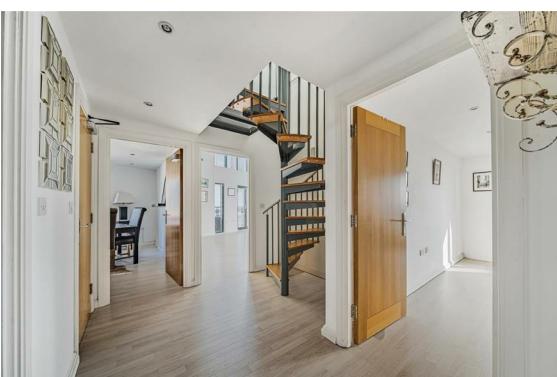
### BEDROOM TWO

10'0" x 14'6" max (3.07 x 4.42 max)  
French doors to juliet balcony with views over Swansea Bay. Wall mounted radiator. Laminate wood effect flooring. Door into:



### ENSUITE SHOWER ROOM

4'8" x 5'10" (1.44 x 1.79)  
Step in shower cubicle. Pedestal wash hand basin. Tiled floor and tiled walls. Low level W.c. Extractor fan. Shaver point. Heated towel rail.



### BEDROOM THREE

11'6" x 11'5" (3.52 x 3.50)  
Window to side. Wood effect flooring. Radiator.

### LOUNGE/DINER OPEN TO KITCHEN

11'6" x 11'5" (3.52 x 3.50)  
Six windows to front and side. Two sets of French doors out to balcony. Wood effect flooring. Wall mounted radiator. TV point.

### KITCHEN

A range of wall base and drawer units with worksurface over. Integrated oven and grill. Four ring electric oven with extractor fan over. Integrated microwave. Sink with mixer tap. Integrated fridge freezer. Integrated dishwasher. Wood effect laminate flooring. Views of Swansea Bay.

### SPIRAL STAIRCASE TO FIRST FLOOR

### HALLWAY

Door to walk in wardrobe. Door to storage cupboard. Open to:

### MASTER BEDROOM

10'8" x 16'6" (3.26 x 5.03)  
Two windows to front with panoramic views over Swansea Bay. Mezzanine. Wall mounted radiator. door into ensuite;

### ENSUITE

Step in shower cubicle. Pedestal wash hand basin. Low-level W.c. Heated towel rail. Tiled walls. tiled floor.

### EXTERNAL

Allocated parking.

### COUNCIL TAX G

### UTILITIES

Electric - Ovo  
No Gas  
Water - Welsh Water  
Broadband - Not currently connected.  
You are advised to refer to Ofcom checker for mobile signal and coverage

### TENURE - LEASEHOLD

SERVICE CHARGE - £1714 PER ANNUM  
GROUND RENT - £100 PER ANNUM

### FURTHER INFORMATION

Holiday lets are not permitted.

