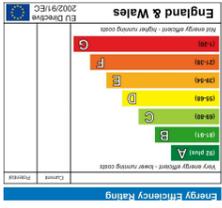


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



TOP FLOOR

FLOOR PLAN



11 Patagonia Walk
 Maritime Quarter, Swansea, SA1 1XY
£219,950



GENERAL INFORMATION

Nestled in the desirable Maritime Quarter of Swansea, this charming top-floor apartment on Patagonia Walk offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for individuals or couples seeking a serene coastal lifestyle.

The apartment boasts a lovely balcony, where you can enjoy partial sea views, making it an ideal spot for morning coffee or evening relaxation. The proximity to the beach allows for leisurely strolls along the shore, while the vibrant city centre is just a short distance away, providing easy access to a variety of shops, restaurants, and local amenities.

Constructed between 1980 and 1989, this apartment combines modern living with a touch of character. The well-designed layout includes a bathroom that caters to your daily needs, ensuring comfort and practicality. Additionally, the property benefits from parking for one vehicle, a valuable feature in this bustling area.

Whether you are looking to invest in a new home or seeking a rental opportunity, this apartment presents an excellent choice. Embrace the coastal charm and urban convenience that this property has to offer, and make it your own.

FULL DESCRIPTION

ENTRANCE

Stairs to second floor.

HALLWAY

Electric heater. Loft access. Intercom. Door to cupboard housing hot water tank. Consumer unit.

LOUNGE DINER

18'8" (narrow to 10'5") x 20'10" (narrow 8'9") (5.7 (narrow to 3.2) x 6.37 (narrow 2.67))

Double glazed French door and window leading to a sit out balcony with partial sea views. Double glazed window to side. Three electric heaters. TV point. Door to;



KITCHEN

3.38 x 2.38

Range of white gloss wall, base and drawer units with black worktop and breakfast bar with tiled splash back above. Stainless steel sink with drainer and mixer tap. Stainless steel oven. Four ring electric hob with stainless steel extractor hood above. Double glazed window with partial sea views.

BEDROOM ONE

14'9" x 9'4" (4.52 x 2.86)

Double glazed French door and window leading to the balcony, with partial sea views. Electric heater. Range of fitted wardrobes and bedside cabinet.

BEDROOM TWO

11'9" x 8'8" (3.6 x 2.66)

Double glazed window overlooking the courtyard. Electric heater.

SHOWER ROOM

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White suite comprising Wc, wash hand basin recessed into vanity unit and corner shower. Tiled walls and floor. Chrome heated towel rail. Double glazed obscure window.

PARKING

Allocated parking space 190.

TENURE

Leasehold
Lease Term 188 years from and including 24 June 2012 less 3 days
Service charge
Ground rent Peppercorn

UTILITIES

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

COUNCIL TAX BAND E

EPC RATING

FURTHER INFORMATION

No Air BnB

