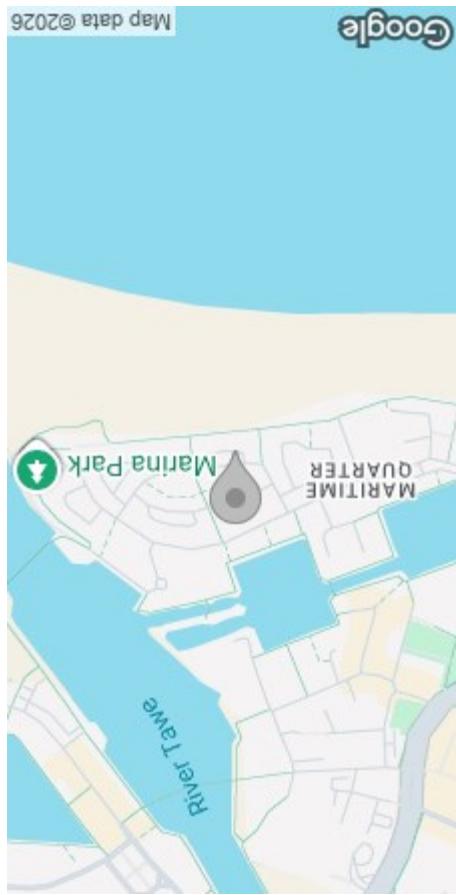
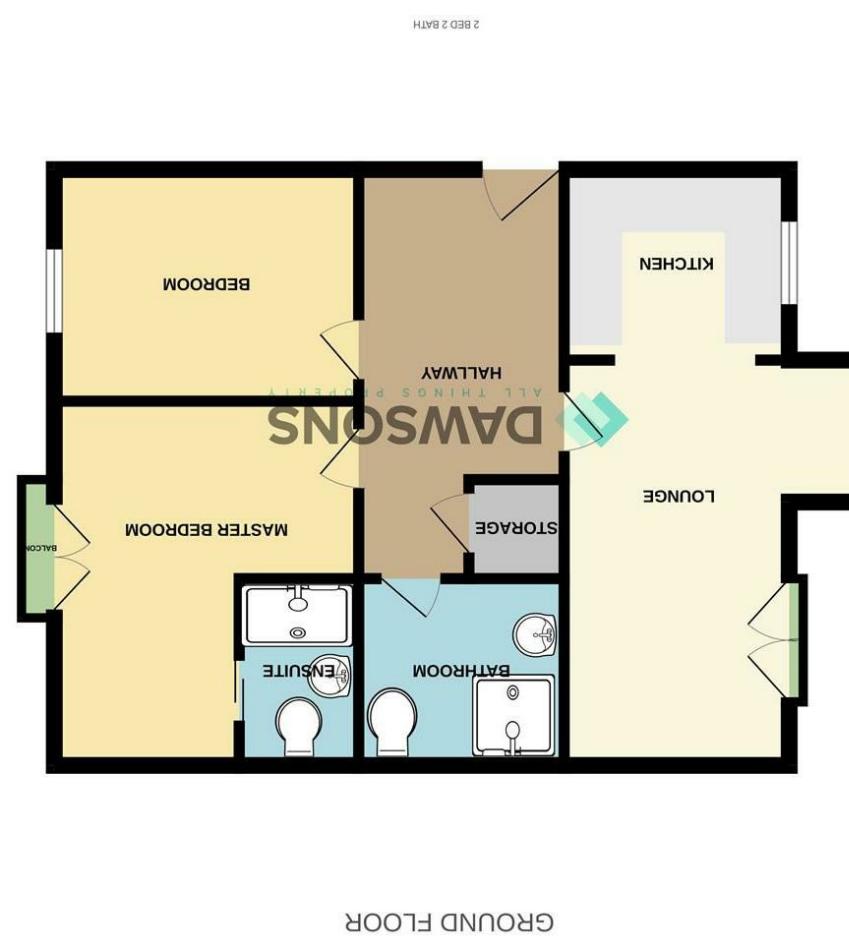


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



45 Fishermans Way
Marina, Swansea, SA1 1SU
Offers Invited £169,950



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the Maritime Quarter of Swansea, this charming ground floor apartment in Fishermans Way offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is perfect for both individuals seeking a coastal lifestyle.

The inviting lounge diner provides a spacious area for relaxation and entertaining, while the modern kitchen is equipped to meet all your culinary needs. The apartment's layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the beautiful beach and vibrant marina, perfect for leisurely walks or enjoying water-based activities. The area is well-served by local amenities, ensuring that everything you need is within easy reach.

Additionally, the apartment benefits from allocated parking for one vehicle, providing added convenience in this bustling area. With no ongoing chain, this property is ready for you to move in and make it your own. No EWS1 currently in place.



FULL DESCRIPTION

ENTRANCE

Ground floor.

HALL

Electric heater. Storage cupboard. Cupboard housing hot water tank. Intercom.

LOUNGE DINER

17'7" x 14'4" (5.38 x 4.39 (narrowing to 3.49))

Double glazed window and French door. Electric heaters. TV and telephone points. Arch to:



KITCHEN

11'3" x 8'3" (3.44 x 2.53)

Range of wall, base and drawer units with complimentary worktop over. Stainless steel eye level oven. Four ring ceramic hob with splash back above. Stainless steel chimney hood extractor. Stainless steel one and half bowl sink with drainer and mixer. Double glazed window. Space for fridge freezer and dishwasher or washing machine.



BEDROOM ONE

11'1" x 8'10" (3.39 x 2.70)

Double glazed French doors to courtyard. Electric heater. TV and telephone points. Sliding door to:

ENSUITE

White suite comprising Wc, wash hand basin recessed into wall mounted vanity unit and step in shower. Shaver point. Wall mounted fan heater.

BEDROOM TWO

11'11" x 8'1" (3.65 x 2.47)

Double glazed window to courtyard. Electric heater. TV and telephone points.

SHOWER ROOM

6'8" x 5'10" (2.04 x 1.79)

White suite comprising Wc, wash hand basin recessed into a vanity unit and shower. Chrome heated towel rail.

PARKING

Allocated parking space.

TENURE

Leasehold

Lease term 125 years from 1st February 2004
Service charge includes water £2181.43 pa
Ground rent £100 pa

UTILITIES

Electric - Yes

Gas no

Water Inc in service charge

Broadband - not connected

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

COUNCIL TAX BAND - E

EPC RATING - C

FURTHER INFORMATION

Pets are allowed
No holiday lets

