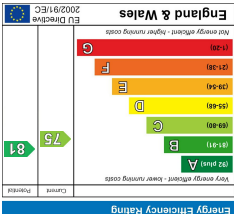


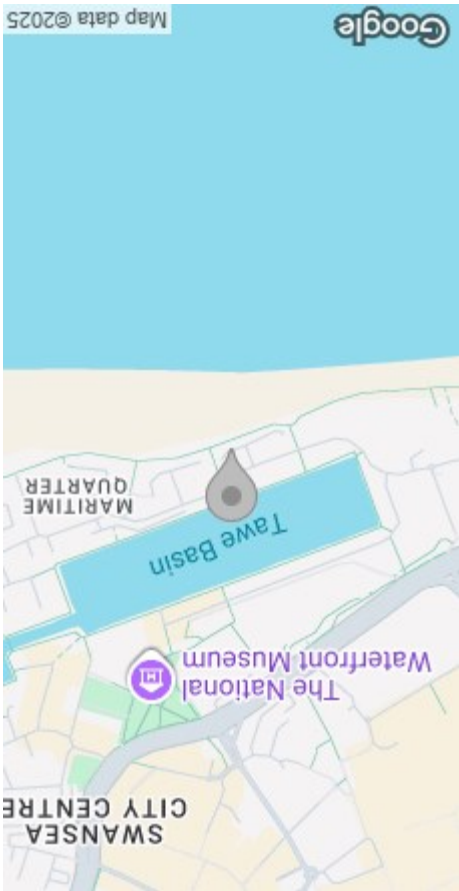
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



GENERAL INFORMATION

A beautifully situated four bedroom townhouse with uninterrupted views over Swansea Bay to Mumbles Head. The property comprises; Hallway, cloakroom, reception room/ bedroom and utility to the ground floor. On the first floor you'll find the lounge/ diner with sit out balcony which boasts panoramic views over Swansea Bay, and a separate modern kitchen. On the top floor you'll find three bedrooms and bathroom. Benefits include gas central heating, fantastic views over Swansea Bay, Sit-out sun terrace with access to the beach front, a good size garage, double glazing and within walking distance of the local shop plus easy access to the Marina and City Centre. Viewing highly recommended to appreciate the opportunity on offer. ***No Chain***

FULL DESCRIPTION

ENTRANCE

Steps to front door. Door to outhouse/shed. Entrance via uPVC double glaze door into;

HALLWAY

13'4"×9'8" (4.08×2.95)
GCH radiator. Laminate wood affect flooring. Stairs to the first floor.

CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Part tiled walls. GCH Radiator.

BEDROOM 4 / RECEPTION ROOM

12'3"×11'10" (3.74×3.61)
uPVC double glazed window to front views over Swansea Bay. Laminate wood affect flooring. GCH radiator.

UTILTY ROOM

11'11"×6'5" (3.65×1.96)
uPVC double glazed door to rear. A range of wall, base and drawer units with worksurface over. Tiled flooring. Space for washing machine and tumble dryer. Circular bowl sink with taps.



FIRST FLOOR LANDING

GCH radiator.

LIVING DINING ROOM

18'8"×18'0" max (5.71×5.50 max)
uPVC double glazed French doors leading to a sit out balcony with panoramic views over Swansea Bay. Laminate wood effect flooring. Two GCH radiators.

KITCHEN

12'5"×10'9" (3.79×3.29)
Range of high gloss cream wall, base and drawer units with wood worktop surface over. Matching central island and breakfast bar. Tiled flooring. Oven and grill. Integrated four ring induction hob with extractor fan over. One and a half bowl sink with mixer tap. Integrated dishwasher. Upvc window with partial views over the Marina.

SECOND FLOOR LANDING

Door to airing cupboard housing hot water tank. Loft access with pull down ladder. and light.

MAIN BEDROOM

11'8"×12'10" (3.58×3.92)
uPVC double glazed window to rear. GCH radiator

BEDROOM TWO

Fitted wardrobes with sliding mirrored doors. uPVC double glazed window to front with Marina views. GCH radiator

BEDROOM THREE

11'8" x 6'8" (3.56 x 2.04)
Circular window to rear. GCH radiator

BATHROOM

8'6"×6'2" (2.61×1.88)
White suite comprising W.C, pedestal wash hand basin and bath with shower over. Tiled walls. GCH radiator.

GARAGE

Up and over door.

TENURE

Leasehold
Lease term 125 from 24/6/1985
Service charge £2922.80
Ground rent - Peppercorn

UTILITIES

Electric - yes
Gas - yes
Water - metered
Broadband - yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND G

EPC RATING C

