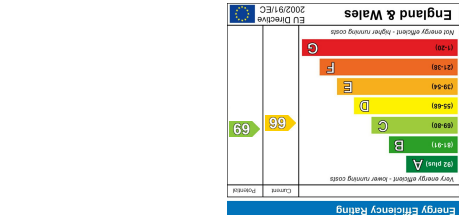


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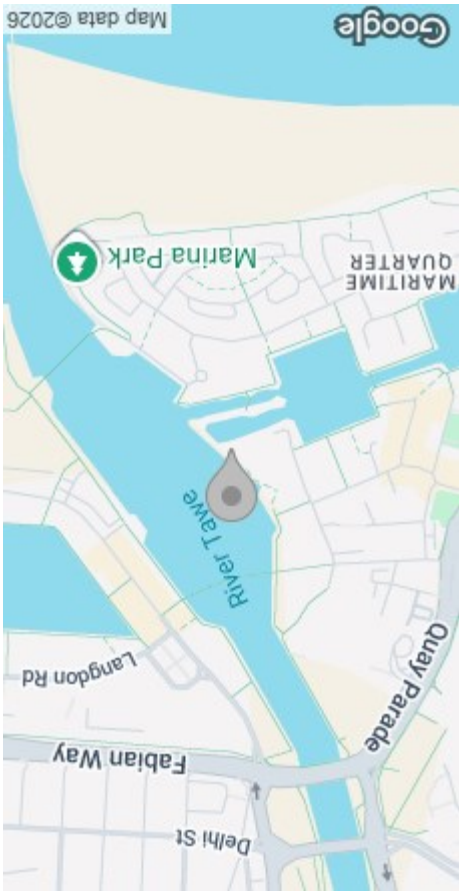
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FLOOR PLAN



EPC



AREA MAP



49 Pocketts Wharf
Marina, Swansea, SA1 3XL
Asking Price £199,950

2 1 1 D

GENERAL INFORMATION

Situated in the conveniently located Pocketts Wharf, this splendid sixth-floor apartment offers a delightful blend of modern living and stunning views of the Marina in Swansea. With two bedrooms, the main bedroom features a walk-in wardrobe, providing ample storage space and a touch of luxury.

The inviting lounge area boasts magnificent water views, creating a serene atmosphere perfect for relaxation. From the lounge, you can access a charming sit-out balcony, ideal for enjoying your morning coffee or unwinding in the evening while taking in the tranquil surroundings and also the modern kitchen.

This apartment is designed for comfort and convenience, with a well-appointed shower room and the added benefit of underground parking, ensuring your vehicle is secure and easily accessible. Experience the vibrant lifestyle that Swansea has to offer, all while enjoying the comfort of your own private retreat.

FULL DESCRIPTION

ENTRANCE

Communal lift or stairs to 6th floor.

HALLWAY

L shaped hallway with storage cupboard and airing cupboard housing hot water cylinder. Entrance phone. Electric radiator. Spotlighting. Laminate flooring.

BEDROOM ONE

9'36 x 13'51 (2.74m x 3.96m)
Laminate flooring. Spotlighting. Electric radiator. Dual aspect windows with lovely views of the Marina and city.
Door to:

WALK IN WARDROBE

Fitted hanging rail and space below for more storage. Laminate flooring. Spotlighting. Frosted window.



BEDROOM TWO

8'01 x 8'06 (2.46m x 2.59m)
Laminate flooring. Spotlighting. Electric radiator. Recess with shelving. Double glazed window offering Marina views.

BATHROOM

Black tiled flooring with feature lighting. Walk in electric shower, with grey tiled walls. White WC and wash hand basin with storage below. Built in storage cupboards. Towel radiator. Spotlighting.

LOUNGE/DINING

13'44 x 21'02 (3.96m x 6.45m)
Laminate flooring. Spotlighting. Triple aspect double glazed windows offering lovely Marina views. T.V point. Electric radiator. Door to sit out balcony with Marina views. Archway to:

KITCHEN

6'81 x 9'61 (1.83m x 2.74m)
Black tiled flooring. Spotlighting and feature lighting. Range of black wall and base units with wood worktops. Integrated black sink and drainer. Integrated slimline dishwasher. Electric hob with splash back. Oven and microwave. Space for fridge/freezer.

PARKING

Allocated underground parking space

LEASEHOLD

Lease term 125 years from April 1989
Service charge £1578.17 half year.
Ground rent - peppercorn

UTILITIES

Electric - Yes
Gas - No
Water - Metered
Broadband - Yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

EPC RATING D

