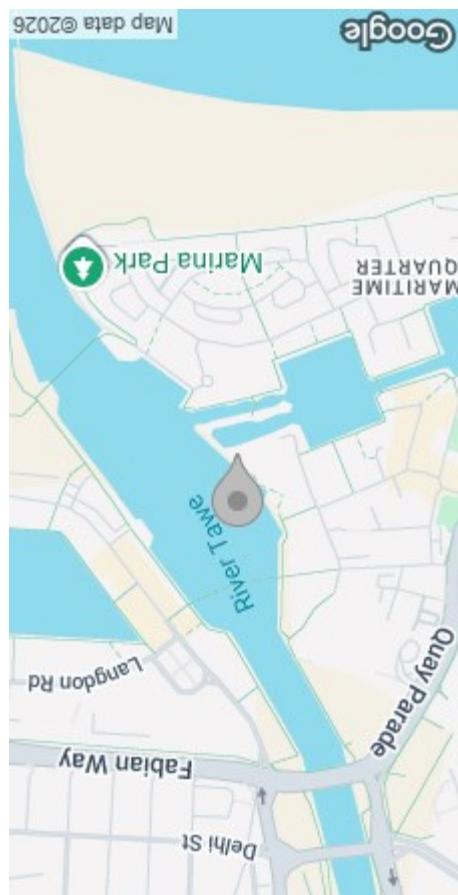


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should note that the representations of representations of fact, but must satisfy themselves by inspection or otherwise as 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



FLOOR PLAN



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





DAWSONS
THE FINANCIAL ADVISORS

GENERAL INFORMATION

Situated in the conveniently located Pockets 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:



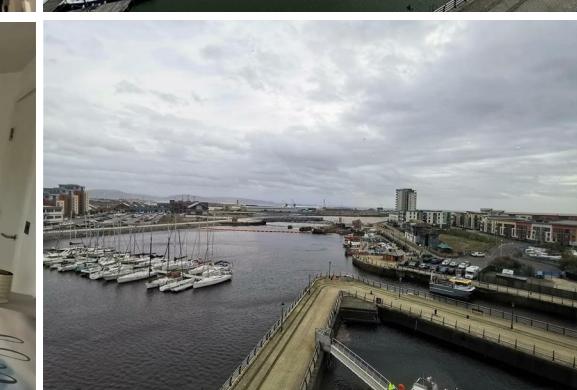
WALK IN WARDROBE

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.



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