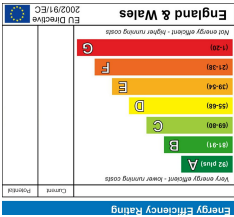
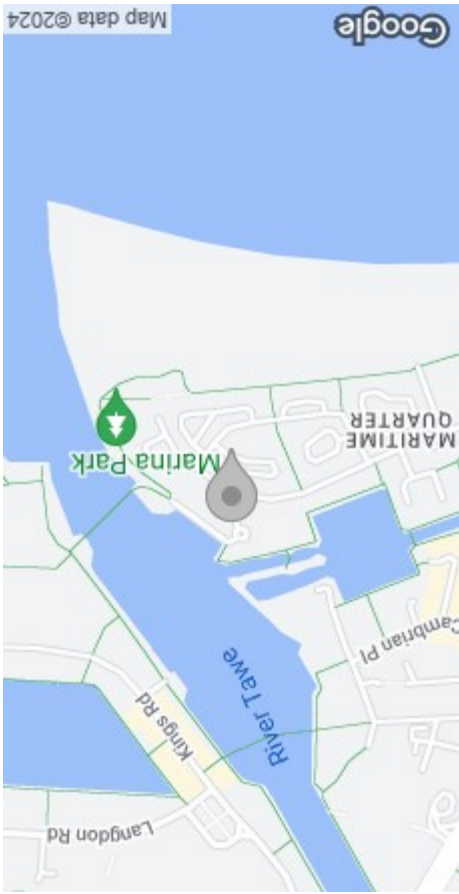


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for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

WELL PRESENTED FOUR BEDROOM, THREE STOREY FREEHOLD TOWNHOUSE
Situating in the heart of the Marina and within walking distance of Swansea Bay, shops, local amenities and restaurants. The ground floor offers bedroom three, utility leading to a paved sun terrace, shower room and access to the garage. The first floor comprises living room with sit out balcony leading to the dining area, through to the kitchen/breakfast room also offering a sit out balcony. A modern kitchen with integrated appliances and instant hot water tap. Moving up to the second floor, the property offers three further bedrooms- Master with a vaulted ceiling, sit out balcony and ensuite -plus a family bathroom. This beautiful home is in excellent condition and must be viewed to be fully appreciated!

Council Tax band F
EPC rating TBC
The vendor has informed us that she pays £262.73 half yearly for the upkeep of the communal area and lighting.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY
Laminate wood effect flooring, radiator, door to storage cupboard, under stairs storage, door to integral garage, stairs to first floor.

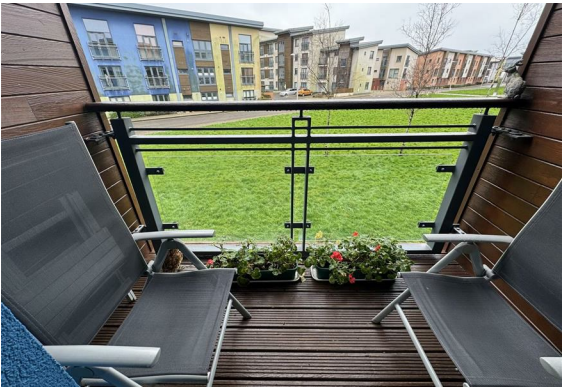
UTILITY ROOM
11'6" x 7'10" (3.53 x 2.39)
Base units with worksurface over. Sink with mixer tap. Space for washing machine and fridge freezer. Laminate wood effect flooring. Door to Airing Cupboard. Door to rear courtyard.

BEDROOM THREE
15'6" x 8'9" (4.74 x 2.69)
Window to rear. Radiator. Laminate wood effect flooring.

SHOWER ROOM
19'7" x 9'4" (5.98 x 2.86)
Separate shower cubicle. Low level WC. Wall mounted mirrored cabinet, extractor fan, Shaver point. Pedestal Wash hand basin. Chrome heated towel rail. Laminate wood effect flooring.

STAIRS TO FIRST FLOOR

LANDING
Doors to Living room, dining room and Kitchen. Stairs to second floor.



LIVING ROOM
11'3" x 17'2" (3.45 x 5.25)
Window and French doors to rear with newly fitted shutters, leading to sit-out balcony. Radiator. Tv Point. Open to;

DINING ROOM
10'7" x 10'4" (3.25 x 3.15)
Radiator. Space for table and chairs. Open to;

KITCHEN
11'3" x 19'1" (3.43 x 5.83)
Window and french doors to front with newly fitted shutters, leading to sit-out balcony. A range of wall base and draw units with complementary work surface over, matching splash back. One and a half bowl sink with instant hot water tap. Four ring gas hob with extractor fan over, integrated oven and grill. Integrated fridge /freezer. Integrated dishwasher. Laminate wood effect flooring. Ceiling spotlights. Radiator.



STAIRS TO SECOND FLOOR

LANDING
Doors to all rooms.

MASTER BEDROOM
11'3" x 17'5" (3.44 x 5.32)
Window and French doors leading to sit-out balcony. Radiator. Fitted wardrobes, matching fitted cabinets and bedside chest of draws. Door to ensuite.

EN-SUITE SHOWER ROOM
Separate shower cubicle, wash Hand basin set in vanity unit, low level WC. Tiled walls. Vinyl flooring, chrome heated towel rail. Mirrored wall mounted cabinet. Extractor fan. Shaver point.



BATHROOM
10'9" x 6'4" max (3.3 x 1.94 max)
Bath with shower over and glass screen. Pedestal wash hand basin. Low level WC. Wall mounted mirrored cabinet. Shaver point. Chrome heated towel rail. Tiled walls. Laminate wood affect flooring.

BEDROOM TWO
10'0" x 14'8" max (3.05 x 4.49 max)
Fitted wardrobes with matching side cabinets. Window to front. Radiator.

BEDROOM FOUR
11'11" x 8'11" (3.65 x 2.73)
Window to front. Radiator.

EXTERNAL
To the front: Driveway parking for three vehicles leading to integral garage with up and over door, power and light. Visitor parking available on a "first come first serve" basis with permit.
To the rear: Courtyard with gate. South facing sit out area.

TENURE
Freehold
The vendor has informed us that they pay an annual service charge of £262.73 Half yearly for the upkeep of the communal areas.
The management company is First Port.

UTILITIES
Gas, Electric and Water meters.
Broadband - currently Sky

