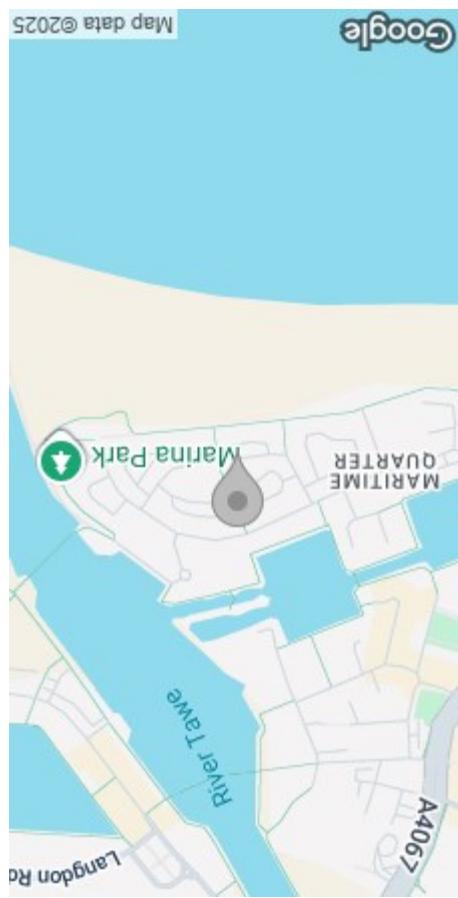


These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise 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



**6 Fishermans Way**  
Marina, Swansea, SA1 1SU  
Offers Invited £377,500



## GENERAL INFORMATION

This stunning three-storey townhouse in Fishermans Way offers a perfect blend of space, comfort, and style.

To the ground floor you will find a bedroom, utility, shower room and integral garage. Moving up to the first floor, you are greeted by a modern kitchen diner, with juliet balcony overlooking the green, a separate lounge ideal for entertaining guests or simply relaxing with your loved ones and benefitting from a sit out balcony and a cloakroom. The second floor offers a family bathroom, two further bedrooms and master bedroom with sit out balcony and ensuite.

Convenience is key with a driveway and garage for additional storage. Whether you're looking for a peaceful retreat or a vibrant coastal lifestyle, this townhouse offers the best of both worlds.

Don't miss out on the opportunity to make this charming townhouse in the heart of Swansea your new home. Book a viewing today and start envisioning the life you could lead in this wonderful property on Fishermans Way.

Council Tax Band F

## FULL DESCRIPTION

### HALLWAY

Entrance via metal framed door. Wall mounted electric consumer unit. Gas central heating radiator. Door to storage cupboard. Integral door to garage.

### BEDROOM FOUR

10'5" x 9'8" (3.19m x 2.95m)  
Double glazed window. TV point. Gas central heating radiator.

### UTILITY ROOM

7'4" x 6'6" (2.26m x 1.99m)

Double glazed windows over looking the green. Gas central heating radiator. Wood effect base unit with complimentary worktop over. Space for washing machine and tumble dryer. Stainless steel sink.

### SHOWER ROOM

White suite comprising of low level W.C., pedestal wash hand basin and shower. Fully tiled walls. Shaver point. Gas central heating radiator. Double glazed window.

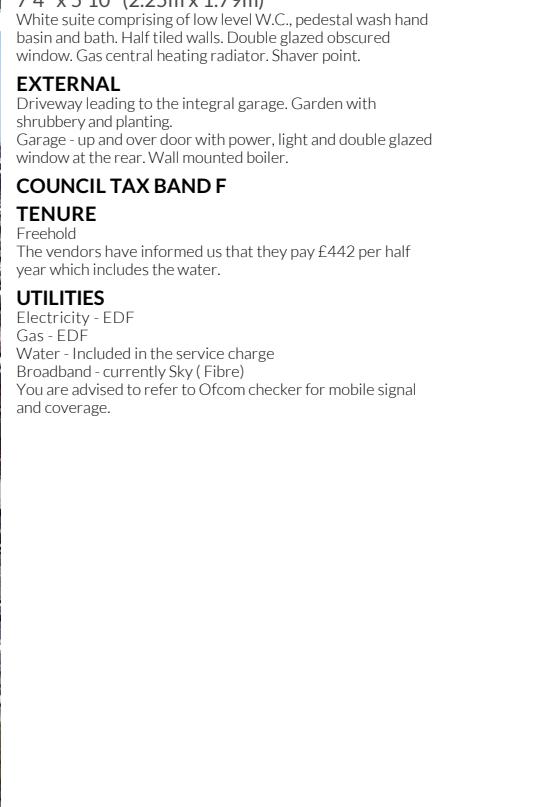
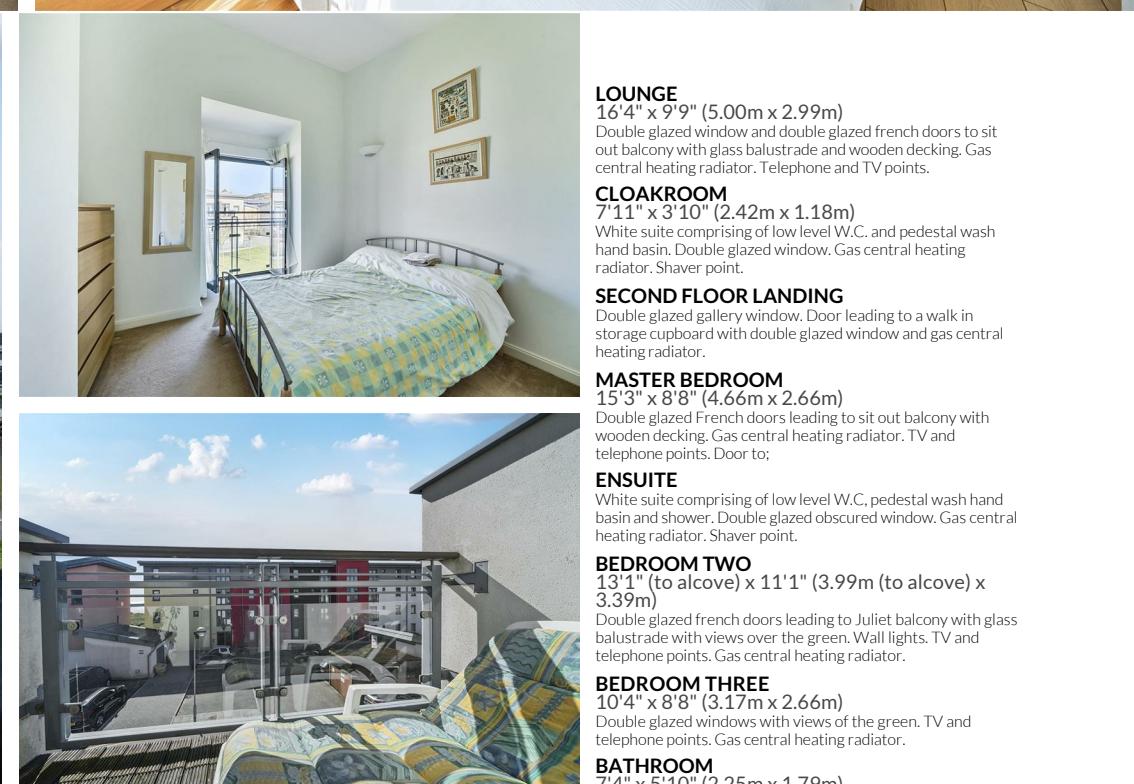
### FIRST FLOOR LANDING

Double glazed gallery window.

### KITCHEN DINER

27'3" x 9'7" (8.33m x 2.94m)

A range of wood effect wall, base and drawer units with complimentary worktop. Four ring ceramic hob with splash back above and stainless steel over head extractor hood. Eye-level stainless steel double oven and grill. Stainless steel one and half bowl sink and drainer with mixer tap. Space for fridge freezer and dish washer. Double doors to lounge. Gas central heating radiator. Floor to ceiling double glazed windows and Juliet balcony with glass balustrade with views over the green.



### COUNCIL TAX BAND F

### TENURE

Freehold  
The vendors have informed us that they pay £442 per half year which includes the water.

### UTILITIES

Electricity - EDF  
Gas - EDF  
Water - Included in the service charge  
Broadband - currently Sky (Fibre)  
You are advised to refer to Ofcom checker for mobile signal and coverage.