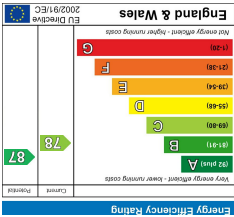
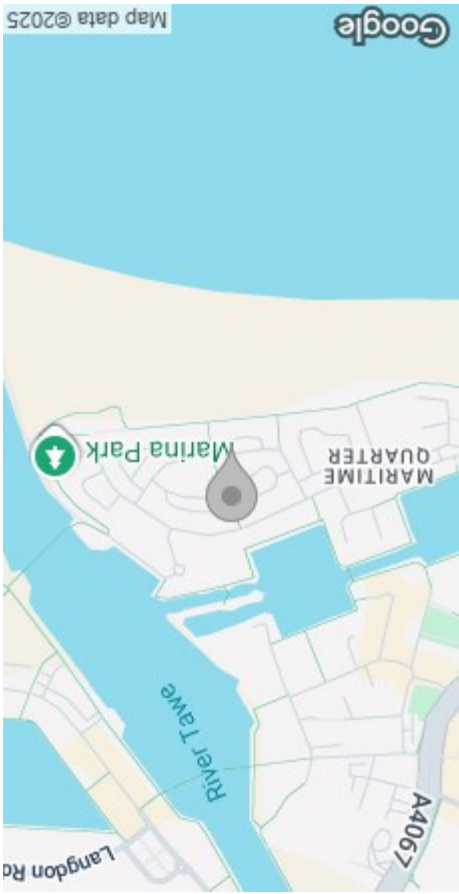


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



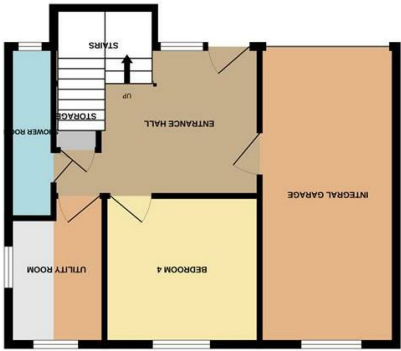
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



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 overhead 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.



LOUNGE
16'4" x 9'9" (5.00m x 2.99m)
Double glazed window and double glazed french doors to sit out balcony with glass balustrade and wooden decking. Gas central heating radiator. Telephone and TV points.

CLOAKROOM
7'11" x 3'10" (2.42m x 1.18m)
White suite comprising of low level W.C. and pedestal wash hand basin. Double glazed window. Gas central heating radiator. Shaver point.

SECOND FLOOR LANDING
Double glazed gallery window. Door leading to a walk in storage cupboard with double glazed window and gas central heating radiator.

MASTER BEDROOM
15'3" x 8'8" (4.66m x 2.66m)
Double glazed French doors leading to sit out balcony with wooden decking. Gas central heating radiator. TV and telephone points. Door to;

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

BEDROOM TWO
13'1" (to alcove) x 11'1" (3.99m (to alcove) x 3.39m)
Double glazed french doors leading to Juliet balcony with glass balustrade with views over the green. Wall lights. TV and telephone points. Gas central heating radiator.

BEDROOM THREE
10'4" x 8'8" (3.17m x 2.66m)
Double glazed windows with views of the green. TV and telephone points. Gas central heating radiator.

BATHROOM
7'4" x 5'10" (2.25m x 1.79m)
White suite comprising of low level W.C., pedestal wash hand basin and bath. Half tiled walls. Double glazed obscured window. Gas central heating radiator. Shaver point.

EXTERNAL
Driveway leading to the integral garage. Garden with shrubbery and planting. Garage - up and over door with power, light and double glazed window at the rear. Wall mounted boiler.

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.

