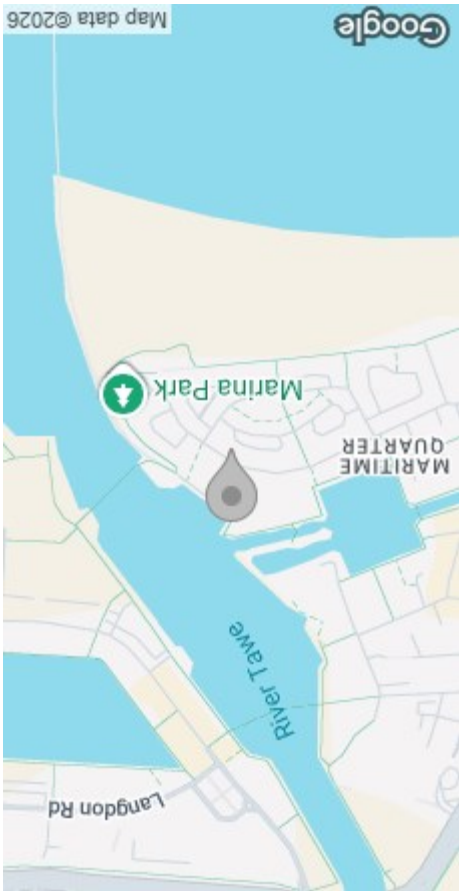


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan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



FLOOR PLAN



AREA MAP



61 St Stephens Court  
Maritime Quarter, Swansea, SA1 1SG  
Asking Price £389,950





GENERAL INFORMATION

This stunning three-storey townhouse in St Stephens Court offers a perfect blend of space, comfort, and style and has been extensively refurbished throughout.

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 breakfast room, with sit out balcony plus dining area and cosy lounge ideal for entertaining guests or simply relaxing with your loved ones. The second floor offers a family bathroom, two further bedrooms and master bedroom with 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!

FULL DESCRIPTION

ENTRANCE HALLWAY

Via front door with matching side glass panel. Door into storage cupboard housing consumer unit. Radiator. Herringbone style flooring. Door into garage. Door to cupboard housing hot water tank. Door to understairs storage.

UTILITY ROOM

7'2" x 7'0" (2.20 x 2.15)  
Double glazed window to rear, fitted with a range of wall and base units with complimentary work surface over. One and a half bowl sink with mixer tap, tiled splash back, space for washing machine and tumble dryer. Heated towel rail.

SHOWER ROOM

Wood affect flooring. Separate shower cubicle with rainfall shower over. Ceiling spotlights, shaver point. Wash handbasin set in vanity unit. low level WC. Heated towel rail.

BEDROOM THREE

20'8" x 7'5" (6.3 x 2.27)  
Double glazed window to rear. Radiator.

STAIRS TO FIRST FLOOR

LOUNGE

15'5" x 10'11" (4.71 x 3.35)  
Double glazed window and patio doors to rear, opening to the Juliet Balcony with Partial views over the boat yard, river Tawe, Marina. and toward Kilvey Hill. Radiator. Open to;



DINING AREA

Space for table and chairs. Open to;

KITCHEN/BREAKFAST ROOM

15'5" x 10'11" (4.71 x 3.35)  
A modern kitchen fitted with a range of wall base and draw units with complementary work surface complete with matching breakfast bar. Integrated fridge/freezer, dishwasher, eye level oven and grill with integrated microwave above. Four ring electric hob with extractor fan over and tiled splash back. One and half bowl sink with mixer tap. Up right radiator. Patio doors to sit out balcony.

SECOND FLOOR LANDING

MASTER BEDROOM

16'6" x 10'7" (5.04 x 3.24)  
Two modern upright radiators. Double glazed Windows and door to balcony. Partial Marina views. Door into;

ENSUITE SHOWER ROOM

Separate shower cubicle with rainfall shower over, extractor fan, ceiling spotlights, tiled flooring, tiled walls, Chrome heated towel rail, low-level WC, wash hand basin set in vanity unit.

BEDROOM TWO

9'0" x 14'7" max (2.76 x 4.45 max)  
Double glazed Window to front. Radiator.

BEDROOM FOUR /OFFICE

13'0" x 8'3" max (3.98 x 2.54 max)  
Double glazed window. Radiator.

BATHROOM

9'0" x 6'6" (2.75 x 1.99)  
Tiled walls. Tiled flooring. Heated towel rail. Bath with hand held shower over, wash hand basin set in vanity unit. Low level WC. Shaver point. Extractor fan, ceiling spotlights.

EXTERNAL

Driveway to front. Garage. Visitors parking on a permit basis.

TENURE

Freehold  
The vendor has informed us that they pay £320 every 6 months for the upkeep of the communal gardens, lighting and parking.

COUNCIL TAX BAND F

EPC RATING C

UTILITIES

Gas- EDF  
Electricity- EDF  
Water- Welsh Water  
Broadband-Fibre  
Mobile Provider- Vodafone  
You are advised to refer to Ofcom checker for mobile signal and coverage.

