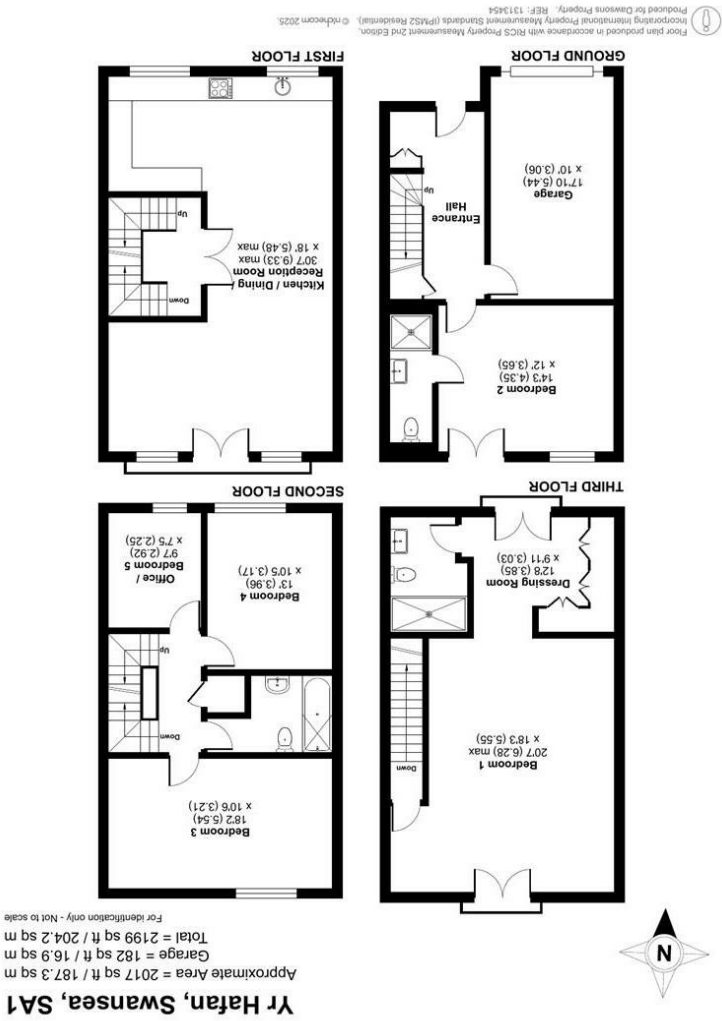
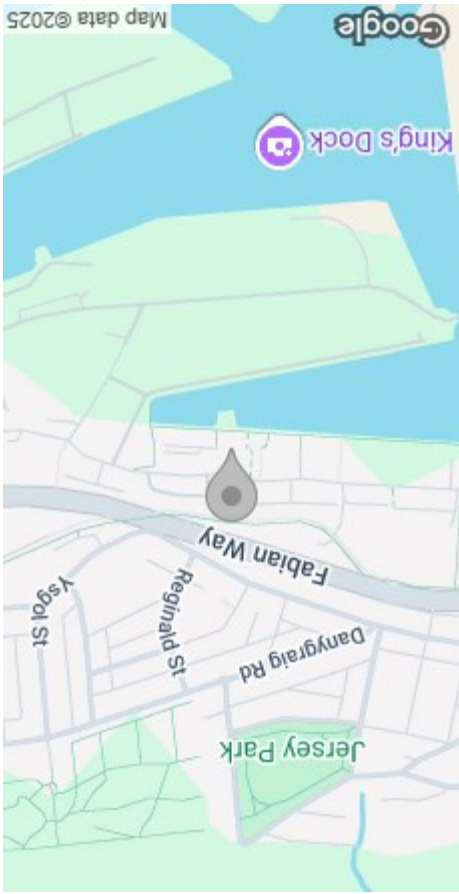


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

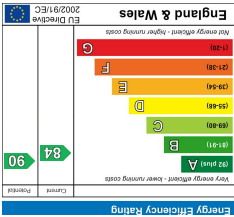


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

\*\*\*REDUCED\*\*\*  
Discover the perfect balance of modern comfort and serene coastal living with this exceptional five-bedroom townhouse in the sought-after Marina area of Swansea. Situated in the exclusive Yr Hafan development, this beautifully presented home offers a rare opportunity to enjoy stylish interiors and a vibrant waterfront lifestyle. Recently upgraded to a mix of Amtico and Luxury vinyl flooring throughout and, it is EV ready with the addition of an Ohme Pro charger installed and ready for the next owner.

Step inside to find a spacious open-plan living area flooded with natural light, ideal for relaxing evenings or entertaining friends and family. Two versatile reception rooms provide flexibility for formal gatherings, a playroom, or a dedicated workspace. With three contemporary bathrooms, busy mornings run smoothly for everyone.

The integral garage adds both convenience and security, offering private parking and valuable storage space. Beyond your doorstep, the marina awaits—with peaceful waterside walks, charming cafés, and local shops creating an inviting community atmosphere.

Whether you're upsizing, relocating, or simply seeking a fresh start by the water, this townhouse ticks every box. Don't miss your chance to call this exceptional property home—where style, space, and location come together in perfect harmony.

FULL DESCRIPTION

MID LINK FOUR STOREY TOWN HOUSE

Entrance via front door with coded lock

HALLWAY

Gas central heating radiator. Door to under stairs storage cupboard. Door to cupboard housing water meter. Telephone point. Door to integral garage. Stairs to first floor.

BEDROOM 2

14'3" x 11'11" (4.35 x 3.65)

Double glazed floor length window overlooking terrace and French doors leading to sit out paved terrace with water views. TV point. Gas central heating radiator. Door to;

SHOWER ROOM

White suite comprising W.C., pedestal wash hand basin and shower. Half height tiling to walls, full height to shower unit. Gas central heating radiator.

FIRST FLOOR LANDING

Double wooden and glazed doors to;

OPEN PLAN LOUNGE DINER TO KITCHEN

30'7" x 17'11" (9.33 x 5.48)

LOUNGE DINER

Double glazed floor length windows and French doors leading to a decked balcony with views over the water. T.V and telephone points. Gas central heating radiator. Open to;



KITCHEN

Range of contemporary wood effect wall and base units with contrasting white drawers. Wall mounted cupboard housing gas central heating boiler. Integrated microwave, fridge freezer, dishwasher and washer dryer. Two stainless steel ovens. Four ring gas hob with glass splash back and stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Three double glazed windows.

SECOND FLOOR LANDING

BEDROOM THREE

18'2" x 10'6" (5.54 x 3.21)

Double glazed floor length window to rear with views over the water. Gas central heating radiator.

BEDROOM FOUR

12'11" x 10'4" (3.96 x 3.17)

Double glazed floor length window to front. Gas central heating radiator.

BATHROOM

White suite comprising W. C., pedestal wash hand basin and bath with shower over and shower screen . Half height tiling to walls, full to bath area. Shaver point. Gas central heating radiator.

BEDROOM FIVE / OFFICE

9'6" x 7'4" (2.92 x 2.25)

Double glazed floor length window to front. Gas central heating radiator. Telephone point.

THIRD FLOOR

MASTER BEDROOM SUITE

20'7" x 18'2" (6.28 x 5.55)

Double glazed french door to front with Juliet balcony. Double glazed floor length windows and French doors with Juliet balcony to the rear with views towards Swansea Bay and Kings Dock. Two gas central heating radiators. T. V and telephone points.

DRESSING AREA

12'8 x 9'11 (3.86m x 3.02m)

Fitted wardrobes with shelving and rails. Door to;

ENSUITE

White suite comprising W. C., wall mounted vanity unit with wood effect drawers. Spacious walk in shower enclosure. Fully tiled walls. Tiled floor. Chrome heated towel rail.

PARKING

The driveway to the front offers parking for two cars and leads to an integral garage with up and over door, power and light. Communal bike shed which all residents can use.

TENURE

Freehold

The vendor has informed us that he pays £420 towards a waterfront maintenance charge and £284.87 pa to Haven Estates for the upkeep of the communal courtyard.

COUNCIL TAX BAND G

EPC RATING B

UTILITIES

Electric - Yes  
Gas - Yes  
Water - Metered  
Broadband - Yes  
You are advised to refer to Ofcom checker for mobile signal and coverage.

