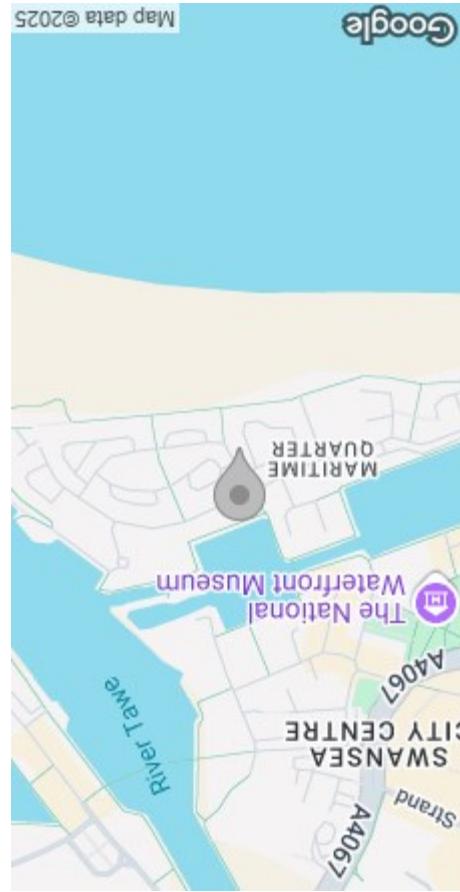
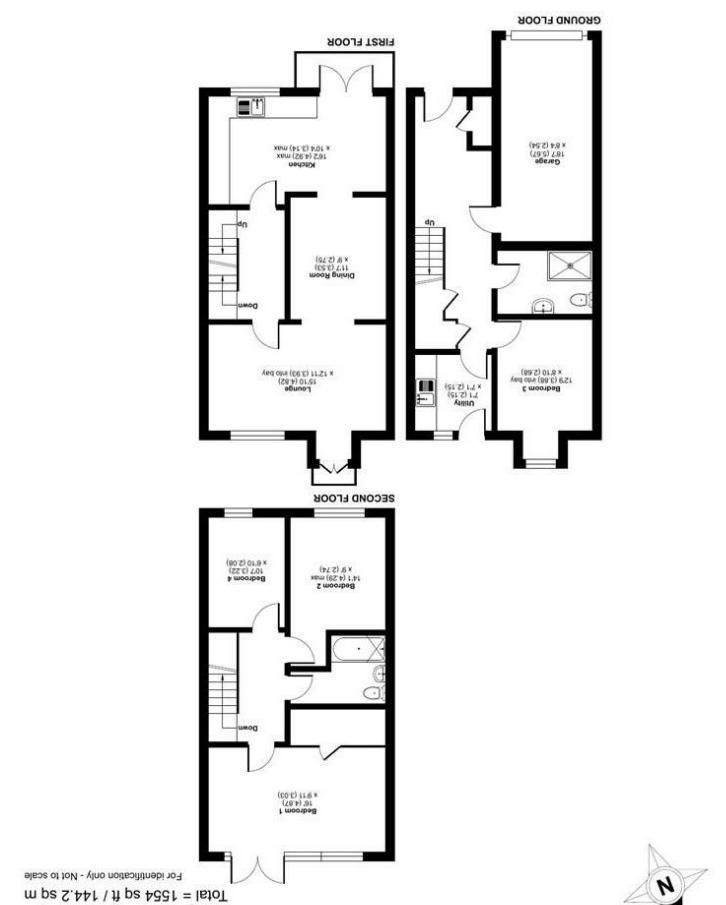


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should note that the representations of representations of fact, but must satisfy themselves by inspection or otherwise as 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



St. Christopher's Court, Maritime Quarter, Swansea, SA1

FLLOOR PLAN



## 7 St. Christophers Court

Maritime Quarter, Swansea, SA1 1UA

Asking Price £345,000



## GENERAL INFORMATION

We are delighted to present this beautifully maintained terraced townhouse, ideally located in the sought-after Swansea Marina. Just a few steps from Swansea Bay and within walking distance to the city centre, this home offers the perfect blend of coastal living and urban convenience.

As you step inside, to the ground floor you will find bedroom four, a shower room, a utility room and access to the garage. To the first floor, you are greeted by a cosy lounge leading to the dining area/ tv room, perfect for entertaining guests and an open plan kitchen with sit out balcony off.

On the top floor you will find the master bedroom with a Juliet balcony and walk in dressing room, along with two further bedrooms and a bathroom.

Whether you're looking for a peaceful seaside retreat or a vibrant lifestyle near shops, restaurants, entertainment, and cultural hotspots, this property ticks every box. Excellent road links make commuting a breeze – with the M4 motorway and the stunning Gower Peninsula both just a short 15-minute drive away.

This is more than just a home—it's a lifestyle waiting to be embraced!



## FULL DESCRIPTION

### ENTRANCE

#### HALLWAY

Doors to garage, storage cupboard and cupboard housing hot water tank. Stairs to first floor.

#### SHOWER ROOM

White suite comprising Wc, pedestal wash hand basin and step in shower. Chrome heated towel rail. Shaver point. Laminate wood effect flooring. Full height tiling to all walls.

#### BEDROOM FOUR

10'6" x 6'9" (3.22 x 2.08)  
Double glazed window to rear. Gch radiator. TV point.

#### UTILITY

Door to rear. Space for washing machine and tumble dryer. Stainless steel sink with drainer and mixer. Gch radiator. Laminate wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Doors to Lounge, dining and kitchen. Stairs to second floor.

#### LOUNGE

15'9" x 12'10" into bay (4.82 x 3.93 into bay)  
Double glazed French doors with Juliet balcony. TV and telephone points. Gch radiator. Double glazed window. Arch to:

#### DINING AREA/TV ROOM

11'6" x 9'0" (3.53 x 2.75)  
Currently used as a TV room. Gch radiator. Open to:



**KITCHEN**  
16'1" x 10'3" max (4.92 x 3.14 max)  
Range of white wall, base and drawer units with complimentary worktop over and tiled splash back above. Stainless steel sink with mixer tap. Integrated dishwasher. Stainless steel double oven. Four ring ceramic hob with extractor fan above. Double glazed window to courtyard and double glazed French doors leading to the sit out balcony. Gch radiator.

#### SECOND FLOOR LANDING

#### MASTER BEDROOM

15'11" x 9'11" (4.87 x 3.03)  
Double glazed window and French doors with Juliet balcony. TV point. Gch radiator. Door to:

#### WALK IN WARDROBE

#### BEDROOM TWO

14'0" max x 8'11" (4.29 max x 2.74)  
Double glazed window to front. Gch radiator. TV and telephone points.

#### BEDROOM THREE

12'8" x 8'9" (3.88 x 2.68)  
Double glazed window to front. TV and telephone points. Gch radiator.

#### BATHROOM

White suite comprising W.C, pedestal wash hand basin and step in shower. Chrome heated towel rail. Shaver point. Tiled floor. Full height tiling to all walls.

#### FREEHOLD

Freehold  
The vendor has informed us that they pay £490.00 Every 6 months for the upkeep of the communal gardens, lighting, parking and water.

#### UTILITIES

Electric - Yes - OVO Energy  
Gas - Yes - OVO Energy  
Water - First point  
Broadband - TalkTalk  
You are advised to refer to Ofcom checker for mobile signal and coverage.

#### COUNCIL TAX BAND F

#### EXTERNAL

Driveway to front with space for 2 vehicles. Garage with up and over door and power and light.

