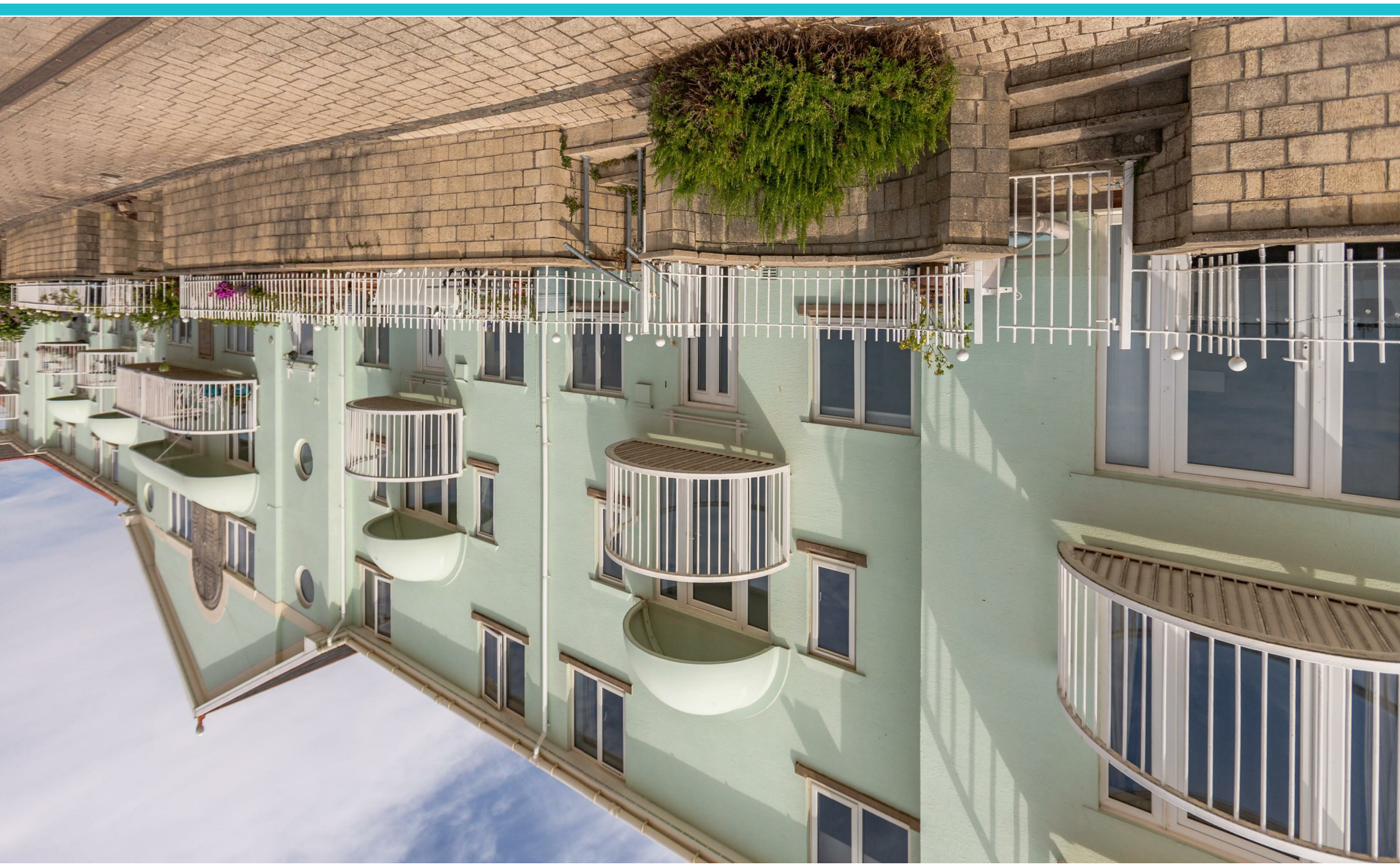
1 Marine Walk

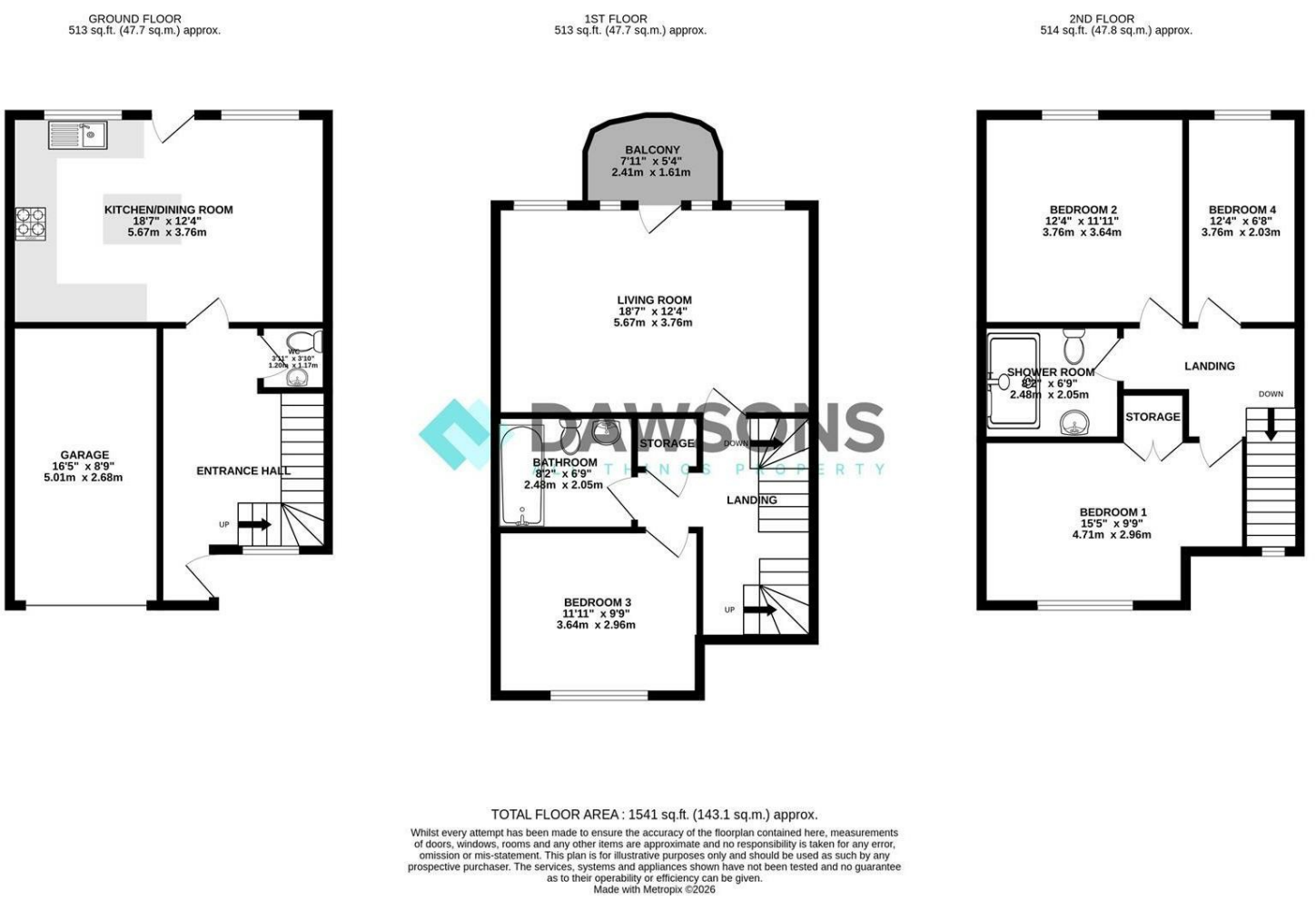
Marina, Swansea, SA1 1YQ

Asking Price £459,950

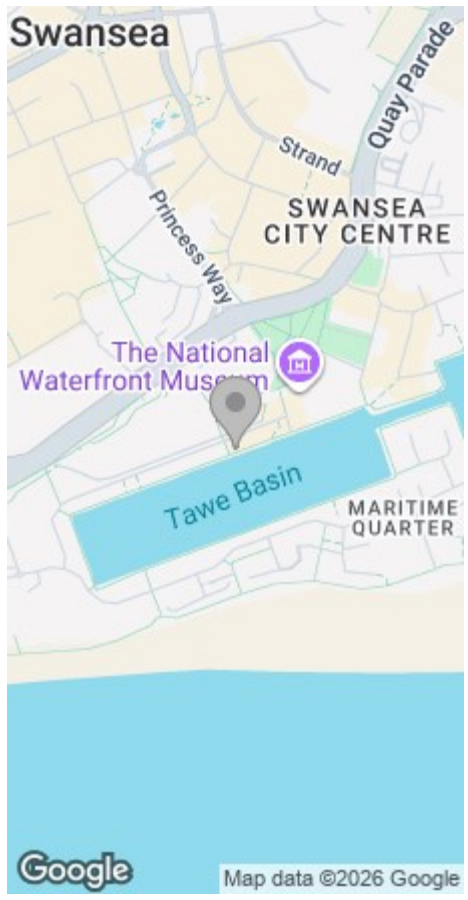
4 | 3 | 1 | C



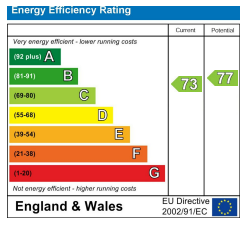
FLOOR PLAN



AREA MAP



EPC



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.

Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

BEACHFRONT TOWNHOUSE
Dawsons are delighted to present this exceptional four-bedroom, dual-aspect beachfront townhouse, perfectly positioned to enjoy breathtaking panoramic views across Swansea Bay and towards the Marina.
Arranged over three floors, the accommodation has been thoughtfully designed for modern family living. The ground floor comprises a welcoming entrance hallway, a convenient cloakroom, and a well-appointed kitchen/dining room with direct access to the south facing terrace, providing the ideal setting to relax, entertain, or simply take in the ever-changing coastal scenery.

The first floor offers a lounge with a private balcony overlooking Swansea Bay, creating a wonderful space to enjoy the spectacular sea views. This level also includes a family bathroom and a versatile third bedroom with Marina views.
On the top floor, you will find a further three bedrooms, all of which offer a Marina or sea view and a contemporary shower room, providing flexible accommodation for family life, guests, or home working. Completing this superb coastal home is an integral garage, parking for 2 cars and valuable additional storage.

Combining an enviable beachfront location, versatile accommodation, and outstanding sea views, this is a rare opportunity to acquire a wonderful home in one of Swansea's most sought-after waterfront settings.







FULL DESCRIPTION

ENTRANCE
Steps to front door. Door into;

HALLWAY
Circular window to front. Radiator. Stairs to first floor. Door into;

CLOAKROOM
3'11" x 3'10" (1.20 x 1.17)
Low-level WC. Wash hand basin. Extractor fan. Radiator. Tiled walls. Wooden flooring.

KITCHEN/DINER
18'7" x 12'4" (5.67 x 3.76)
A range of wall base and draw units with work surface over. Space for washing machine and dishwasher. Sink with mixer tap. Tiled splashback. Four ring electric hob with extractor over. Integrated oven. Vinyl flooring in kitchen. Wood floor in diner. Space for fridge freezer. Two windows to rear. Door to rear leading to the sit out terrace.

STAIRS TO FIRST FLOOR LANDING
Doors to all rooms. Radiator. Window to front. Door to cupboard.

LIVING ROOM
18'7" x 12'4" (5.67 x 3.76)
Two windows to rear benefitting sea views. Two radiators. Door with two matching side panels. Balcony with panoramic views of Swansea Bay.













BATHROOM
8'1" x 6'8" (2.48 x 2.05)
Bath with shower over. Low-level WC. Pedestal wash hand basin. Stainless steel heated towel rail. Shaver point. Tiled walls. Vinyl flooring.

BEDROOM THREE
11'11" x 9'8" (3.64 x 2.96)
Window to front with Marina views. Radiator.

STAIRS TO SECOND FLOOR LANDING
Circular window.

BEDROOM TWO
12'4" x 11'11" (3.76 x 3.64)
Window to rear with panoramic sea views. Radiator.

SHOWER ROOM
8'1" x 6'8" (2.48 x 2.05)
Modern shower room comprising step in shower cubicle with low-level WC. Wash hand basin, set in vanity unit. Stainless steel heated towel rail. Wall unit. Tiled floor to ceiling.

BEDROOM ONE
15'5" x 9'8" (4.71 x 2.96)
Window to front with Marina Views. Radiator. Built-in cupboard.

BEDROOM FOUR
12'4" x 6'7" (3.76 x 2.03)
Window to rear boasting views over Swansea Bay. Radiator.

EXTERNAL
External- to the front, the property has access to the garage and parking for 2 cars.
Externally to the rear, the property benefits from having a sit-out sun terrace which boasts panoramic views over Swansea Bay. The gate gives access to the promenade

TENURE
Leasehold
Lease length 174 years remaining (lease extension is currently in progress)
Service charge £2300
Ground rent - Peppercorn

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

EPC RATING C

COUNCIL TAX BAND G

FURTHER INFORMATION
No holiday lets.





