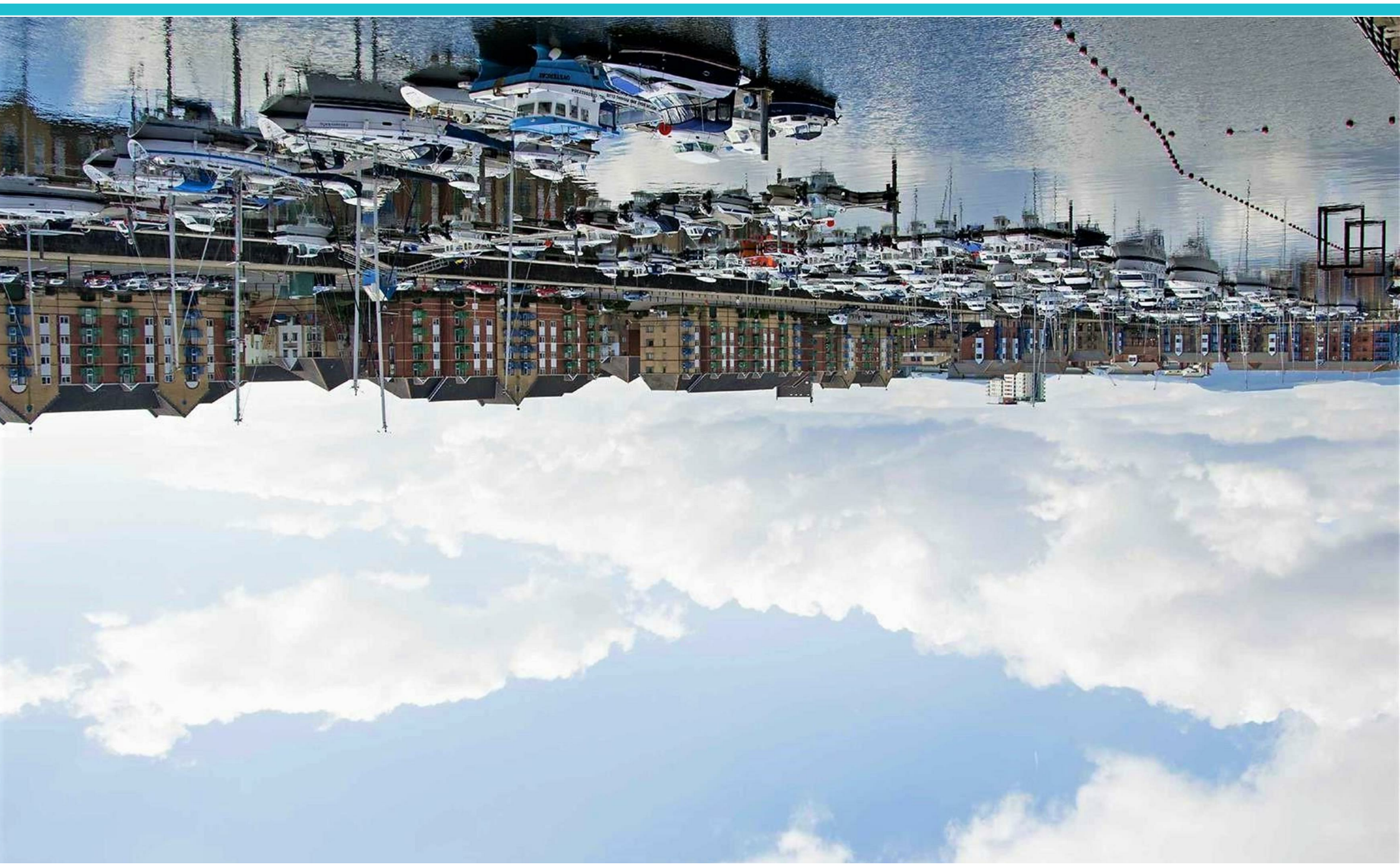
6 Dewsbury Court

Marina, Swansea, SA1 3XF

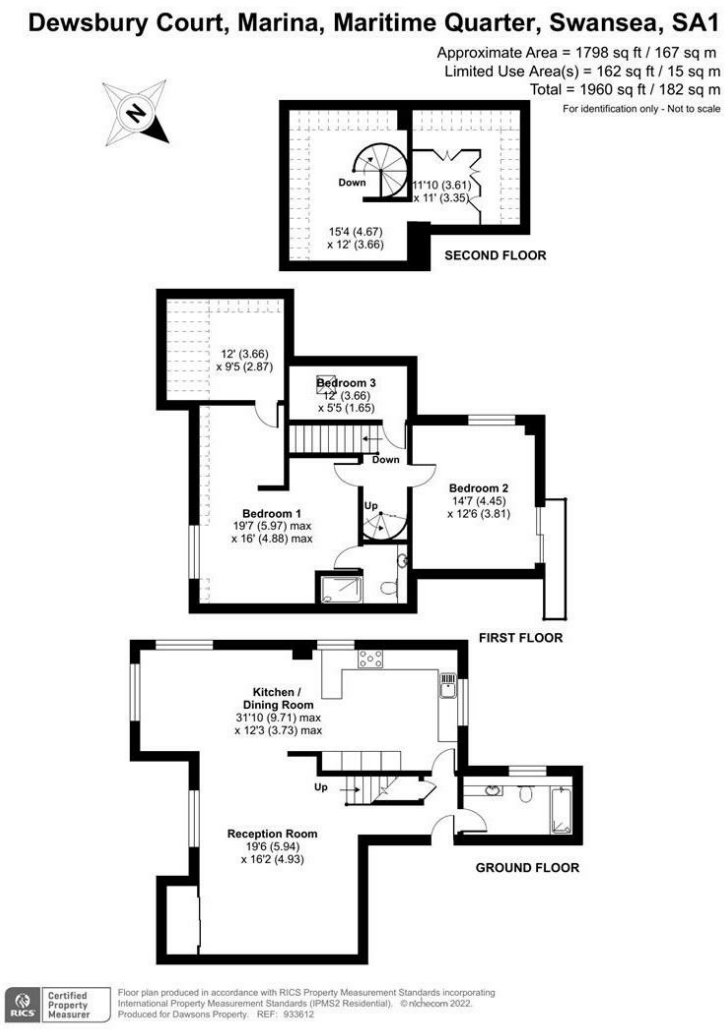
Asking Price £320,000

3 | 2 | 1 | C

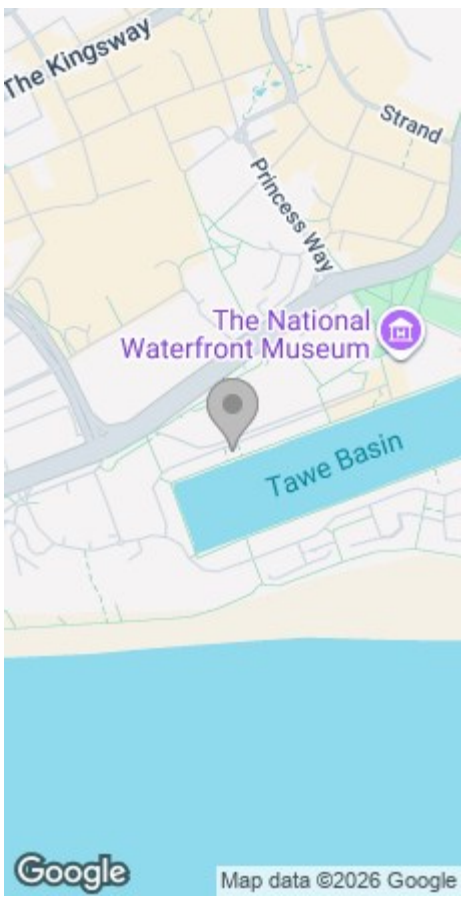
DAWSONS
ALL THINGS PROPERTY



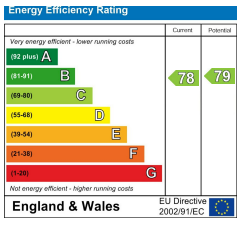
FLOOR PLAN



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.

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GENERAL INFORMATION

A rare opportunity to purchase this triplex penthouse apartment located in the heart of the Maritime Quarter with a south facing Balcony and beautiful Marina views. This modern and stylish property is just a short walk from the beach and has excellent access for walking into the city centre and visiting the popular bars and restaurants in the Marina. This contemporary apartment offers spacious open plan living over three floors, comprising of a lounge, family dining area, fitted kitchen, a contemporary bathroom, a master bedroom with an additional En-suite, a further 2 bedrooms and a spiral staircase leading to an additional third floor which could be used as a study. Council Tax Band - G. EPC - D. ***No onward chain***







FULL DESCRIPTION

ENTRANCE
Third floor.

Three floors. Triplex Apartment.

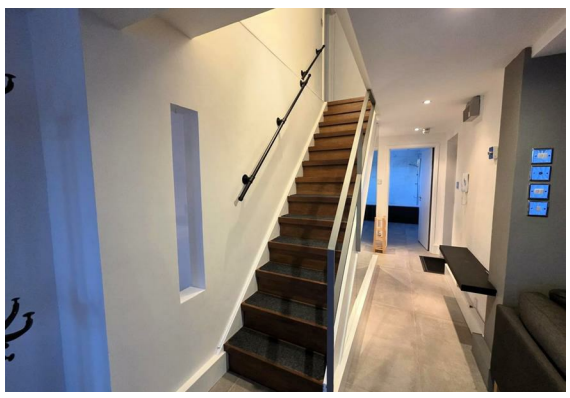
Entrance door.

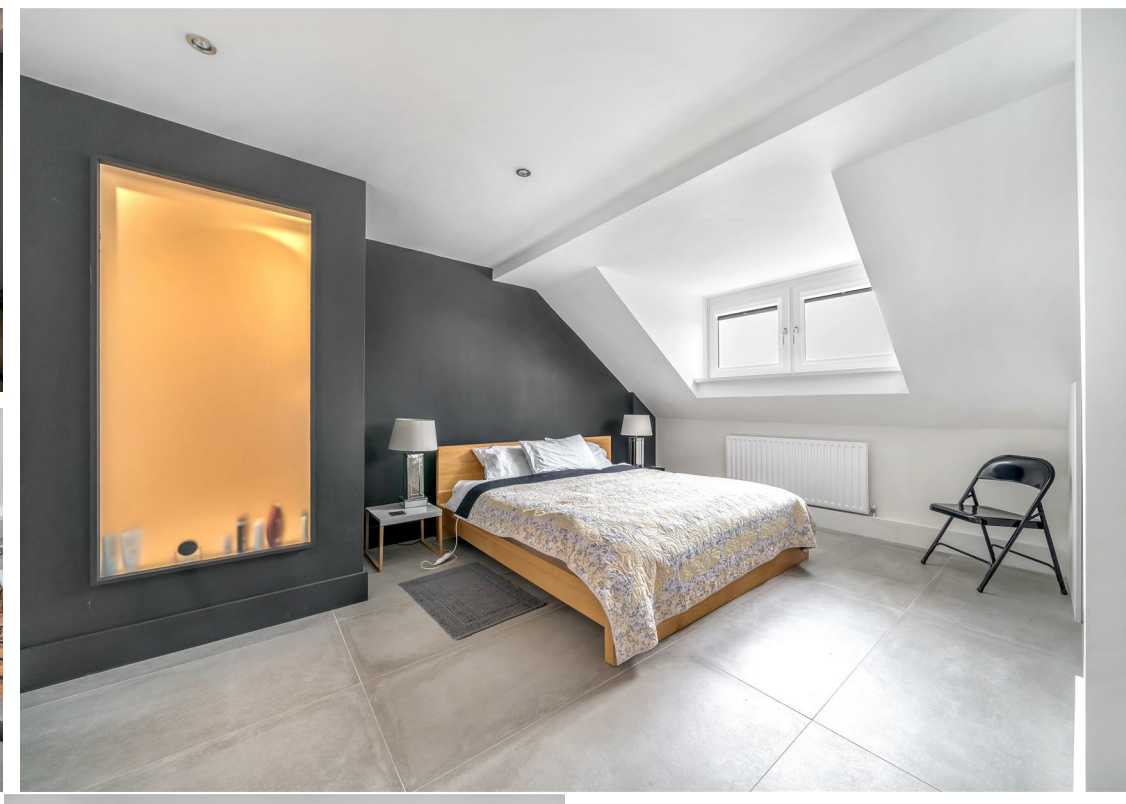
HALLWAY
Italian porcelain tiled floor. Radiator. Under stairs cupboard housing hot water cylinder. Spotlights to ceiling. Mirrored featured wall. Entry phone system, stairs leading to first floor.

LOUNGE
19'6 x 16'2 (5.94m x 4.93m)
Open plan living area with UPVC double-glazed window and sliding patio doors leading to south facing balcony with panoramic Marina and sea views. Spotlights. Satellite/TV point. Radiator. Italian porcelain tiled floor. Leading to:-

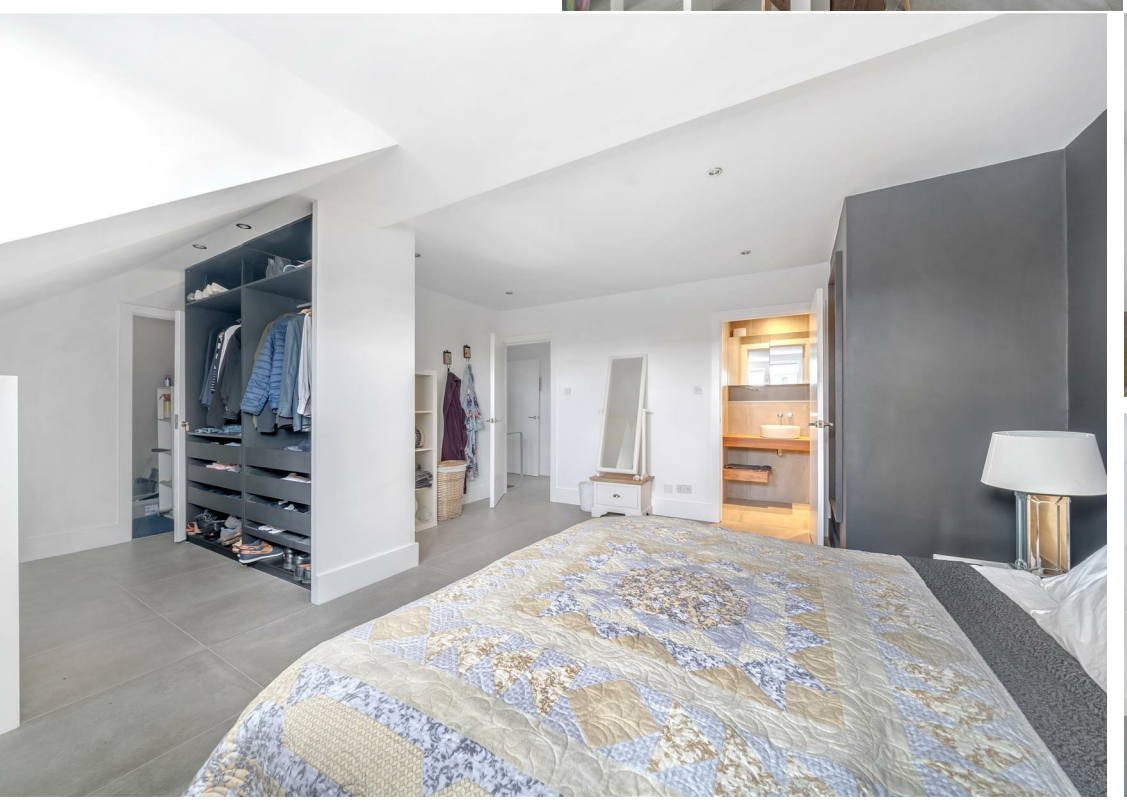
DINING AREA
31'10 x 12'3 (inc kitchen) (9.70m x 3.73m (inc kitchen))
Open plan dining area with two UPVC double-glazed window to front and side with Marina and sea views. Italian porcelain tiled floor. Radiator. Central light over dining table. Leading to:-

KITCHEN
Open plan kitchen with a range of high gloss modern fitted larder, base and drawer units with large expanse of stainless steel worktops, breakfast area and splash back. Five ring gas hob. Built-in eye level oven and microwave. Italian porcelain tiled floor. Stainless steel sink with mixer tap. Stainless steel cooker hood. Integrated base unit housing gas boiler. Provisions for dishwasher and washing machine. Two UPVC double-glazed windows with city views and a side view. Spot lights.













BATHROOM
Contemporary suite comprising low level W.C., round ceramic basin, fitted bath, two sets of wall mounted mixer taps and a floating vanity unit for the basin. Spotlights. Chrome heated towel rail. Led wall mounted Mirror. Shaver point. Italian porcelain tiled floor. UPVC double-glazed window.

LANDING
Spotlights. Italian porcelain tiled floor. Individually designed modern metal spiral staircase to third floor.

BEDROOM ONE
19'7 x 16'00 (5.97m x 4.88m)
UPVC double-glazed window with marina views. Italian porcelain tiled floor, Spotlights. Radiator. Open plan walk in wardrobe with built-in storage comprising of hanging rails, shoe rack and drawers on both sides. Walk in storage cupboard. Leading to:-

EN-SUITE
Modern suite comprising W.C, bespoke solid walnut shelving with circular basin and wall mounted mixer tap. Walk in shower with a large waterfall power shower and hand held attachment. Italian porcelain tiles on floor and walls. Mirrored wall mounted cupboards. Etched opaque built-in screen window.

BEDROOM TWO
14'7 x 12'6 (4.45m x 3.81m)
Window to side and sliding patio doors to rear leading to walk out balcony with city views. Italian porcelain tiled floor. Radiator. Spot lights.

BEDROOM THREE
12'00 x 5'5 (3.66m x 1.65m)
This room can either be a study or 3rd bedroom. All original plumbing is hidden away including for a bath and can be easily reinstated if required to a bathroom if required. Velux window. Radiator.

THIRD FLOOR
15'3" (narrow to 11'10") x 12'0" (narrow 10'11") (4.67m (narrow to 3.61m) x 3.66m (narrow 3.35m))
Built in storage cupboards. Spotlights to ceiling. Loft access. This area can easily function as a study.

PARKING
Allocated parking space. Two walk out Balconies.

TENURE
CURRENTLY PURCHASING THE FREEHOLD
Service charge £900 - reviewed annually in April.
Ground rent included

COUNCIL TAX BAND G

UTILITIES
Electric – YES
Gas – YES
Water – BILLED
Water – WELSH WATER
Broadband – YES
You are advised to refer to Ofcom checker for mobile signal and coverage.

EPC RATING - C

