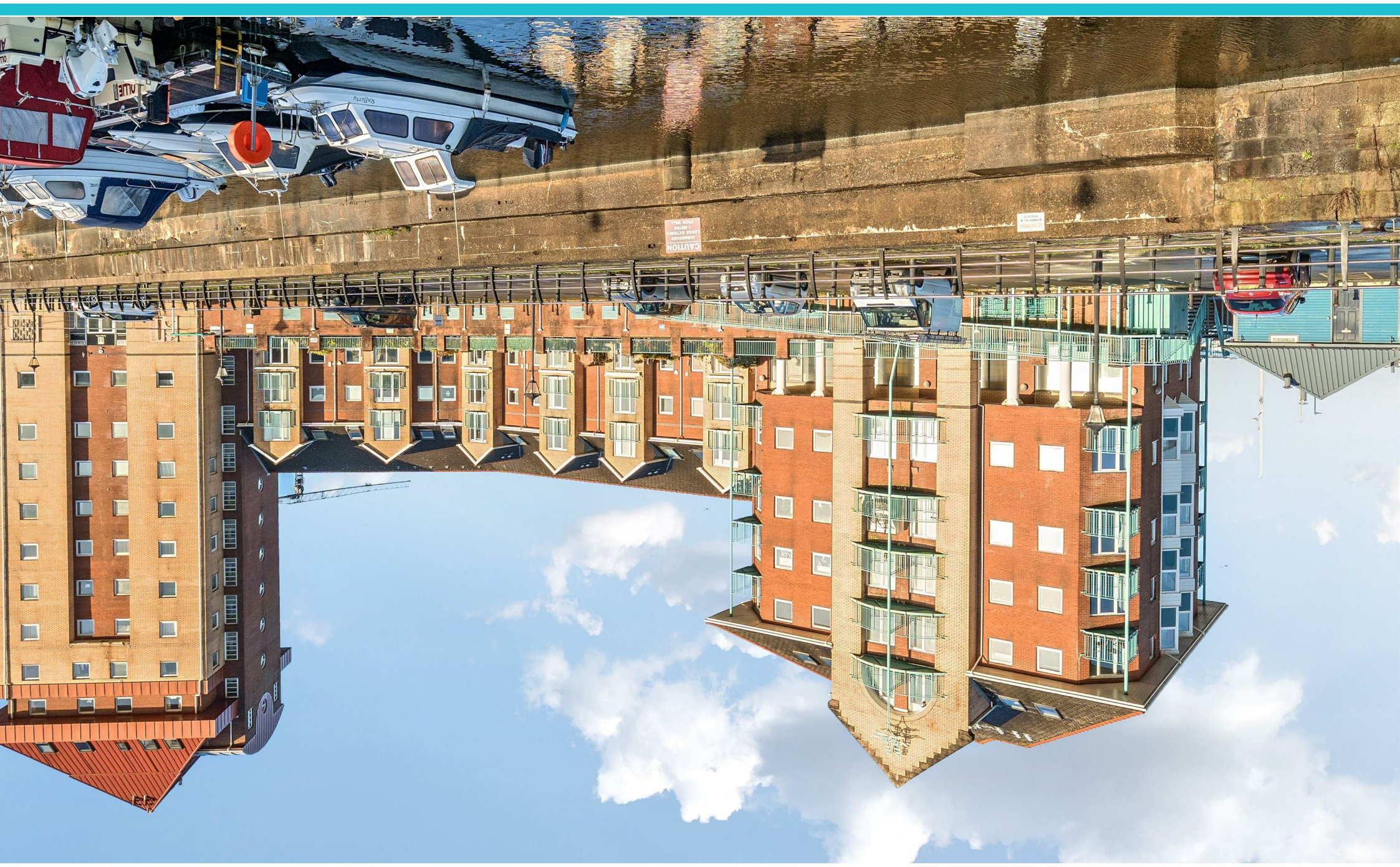
34 Pocketts Wharf

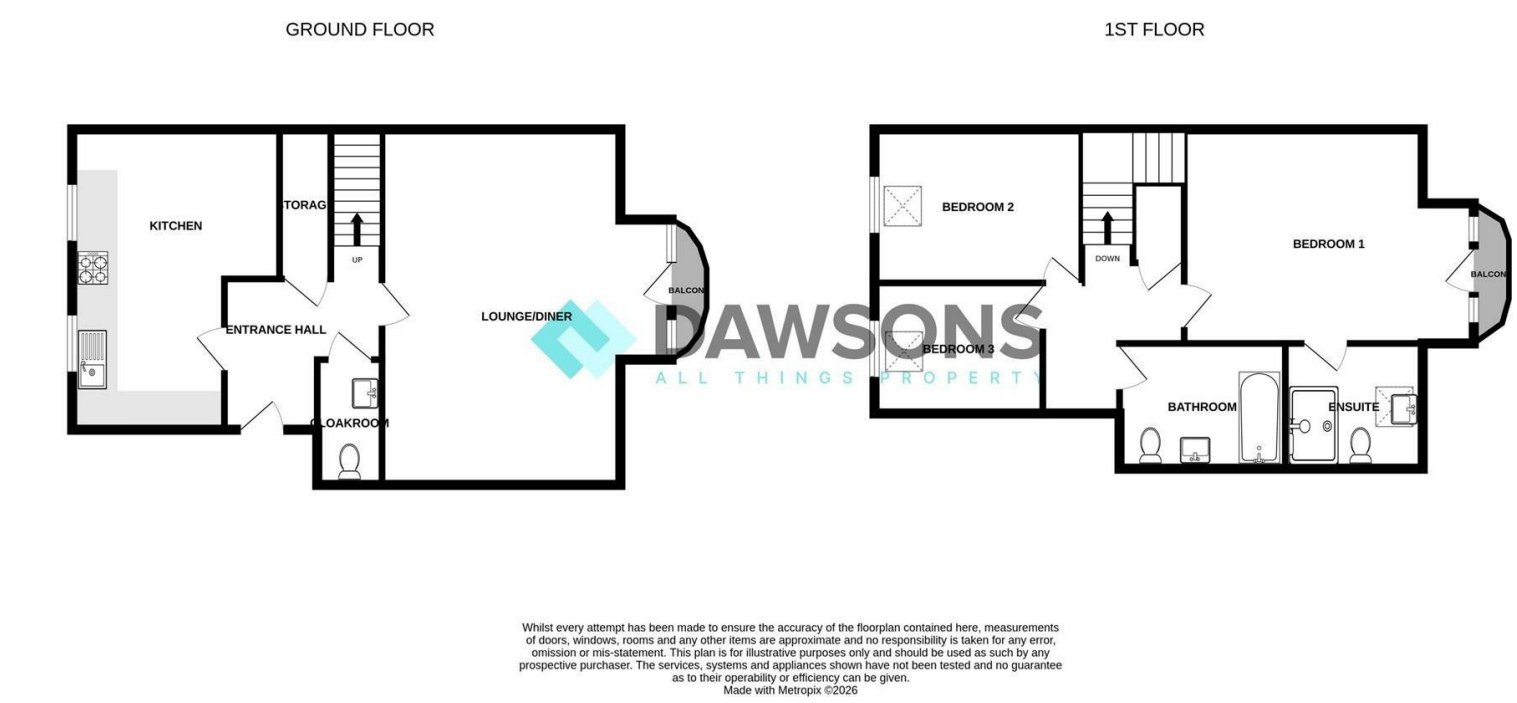
Maritime Quarter, Swansea, SA1 3XL

Offers Invited £300,000

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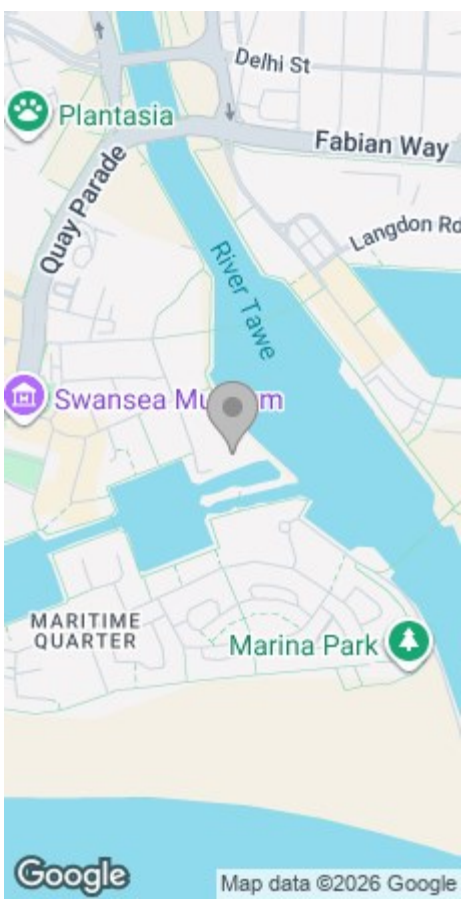


FLOOR PLAN

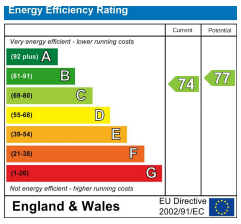


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

This charming duplex apartment at Pocketts Wharf offers a delightful blend of modern living and coastal charm. With three bedrooms, this residence is perfect for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living area and the rest of the apartment.

The property features a well-appointed bathroom, ensuring convenience for all residents. The duplex design adds an element of privacy, with bedrooms located on the upper level, allowing for peaceful retreats after a long day.

Living in the Maritime Quarter means you are just a stone's throw away from the stunning Swansea waterfront, where you can enjoy picturesque views and a variety of leisure activities. The area is well-served by local amenities, including shops, restaurants, and excellent transport links, making it an ideal location for both work and play.

Offering no ongoing chain, this apartment is a wonderful







FULL DESCRIPTION

ENTRANCE
Stairs to second floor.

HALLWAY
Stairs to second floor landing. Storage cupboard. Intercom system. Radiator.

LOUNGE
20'11" x 16'7" max (6.39 x 5.06 max)
Double glazed window and door to Juliet balcony with views over the Marina. Television point. Feature fire place. Two radiators.

KITCHEN/DINER
17'7" x 12'1" max (5.37 x 3.70 max)
Range of wall, base and drawer units with complimentary work top over and tiled splash back above. Stainless steel single sink with drainer and mixer taps. Four ring electric hob with extractor hood over.Stainless steel oven. Integrated fridge freezer. Space and plumbing for washing machine. Radiator. Two double glazed windows with views over the Marina.













CLOAKROOM
Two piece suite comprising W.C and wash hand basin recessed into a vanity unit.

FIRST FLOOR LANDING
Access to loft space with pull down ladder. Storage cupboard. Intercom system. Radiator. Door to communal landing.

BEDROOM ONE
16'11" x 12'9" (5.17 x 3.89)
Double glazed windows and door with Juliet balcony with Marina views. Built in wardrobes. Radiator. Door into;

EN SUITE
Three piece suite comprising W.C, wash hand basin recessed into a vanity unit and step in shower. Heated tower rail. Window.

BEDROOM TWO
12'2" x 8'11" (3.71 x 2.72)
Double glazed Velux window with views. Range of fitted cupboards. Radiator.

BEDROOM THREE
9'7" x 8'3" (2.93 x 2.53)
Currently used as an office.
Double glazed Velux window with views over the Marin. Built cupboards. Radiator

BATHROOM
9'4" 6'2" (2.86 1.89)
Four piece suite comprising of bath with mixer taps and shower attachment, W.C, wash hand basin recessed into a vanity unit. Heated towel rail.

PARKING
Allocated underground parking space.

UTILITIES
Electric - Yes
Gas - Yes
Water - Metered
Broadband - No
You are advised to refer to Ofcom checker for mobile signal and coverage.

TENURE
Leasehold
Lease term 125 years from 1989 88 years remaining
Service charge £3,000 pa
Ground rent included in service charge.

COUNCIL TAX BAND G

EPC RATING C