



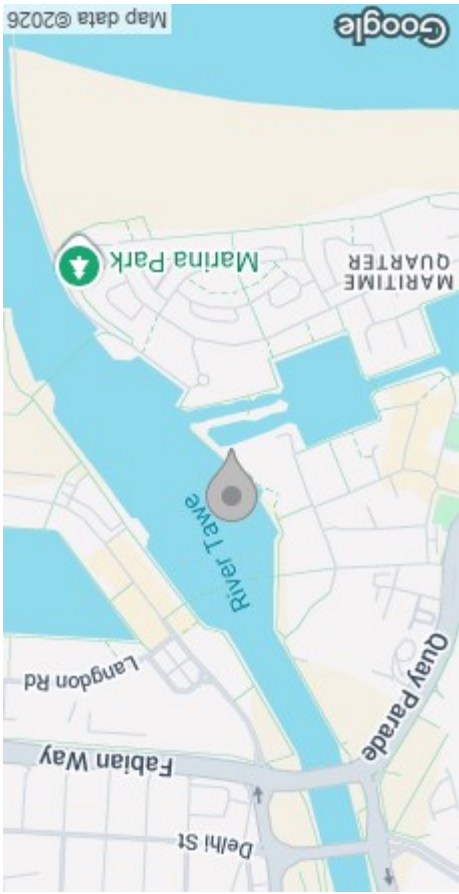
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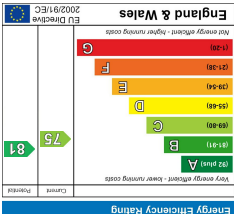


FLOOR PLAN



AREA MAP

EPC



53 Pocketts Wharf
Maritime Quarter, Swansea, SA1 3XL
Guide Price £190,000



GENERAL INFORMATION

Situated on the 8th floor, this beautifully presented two-bedroom, two-bathroom apartment offers modern living with stunning marina and sea views. The layout includes a bright and airy open-plan living area and kitchen that lead onto a balcony –perfect for relaxing or entertaining while enjoying the waterfront scenery. The master bedroom benefits from an en-suite bathroom. A second bathroom serves the rest of the apartment. Additional features include secure underground parking, providing convenience and peace of mind.

Ideal for professionals, couples, or investors seeking a stylish home in a sought-after waterfront location.

FULL DESCRIPTION

ENTRANCE

Floor Eight. Via lift Access.

HALLWAY

Door to storage cupboard. Door to airing cupboard housing hot water tank. Telephone intercom. Doors to all rooms.

MASTER BEDROOM

9'4" x 13'5" (2.85 x 4.11)

Double glazed windows to rear and side with views over the Marina. Modern electric radiator. Door into;

SHOWER ROOM

6'3" x 7'4" (1.91 x 2.25)

Obscured double glazed window to side. Step in shower cubicle with part tiled walls, low level W.C and pedestal wash hand basin. Ceiling spotlights. Extractor fan.



BEDROOM TWO

10'3" x 7'5" (3.13 x 2.28)

Double glazed window to side. Door to storage cupboard. Electric radiator.

BATHROOM

Three piece white suite comprising bath, pedestal wash hand basin, W.C. Ceiling spotlights and extractor fan.

OPEN PLAN LOUNGE/ DINER

14'5" x 21'1" (4.40 x 6.45)

Double glazed window to side and front. French doors to balcony. Panoramic views over the Marina. Two Modern electric radiators. Space for table and chairs. Open to;

KITCHEN

6'11" x 9'8" (2.11 x 2.96)

A range of wall, base and drawer units with complimentary work surface over. Space for washing machine and fridge freezer. Single bowl sink with mixer tap. Integrated electric oven and induction hob with extractor fan over. Tiled flooring.

EXTERNAL

Secure underground parking.

UTILITIES

Electricity - YES - Newly fitted modern radiators throughout apartment
Gas- NO
Water- Welsh Water
Broadband- BT (Fibre)
Mobile - BT

TENURE

Lease hold
125 Years from 27 April 1989 with 88 years remaining
Service charges £3600pa via First Port
Ground Rent- Peppercorn

EPC RATING C

COUNCIL TAX BAND E

