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2ND FLOOR

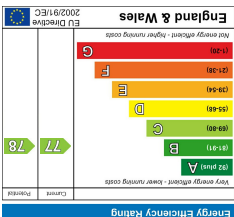


1ST FLOOR

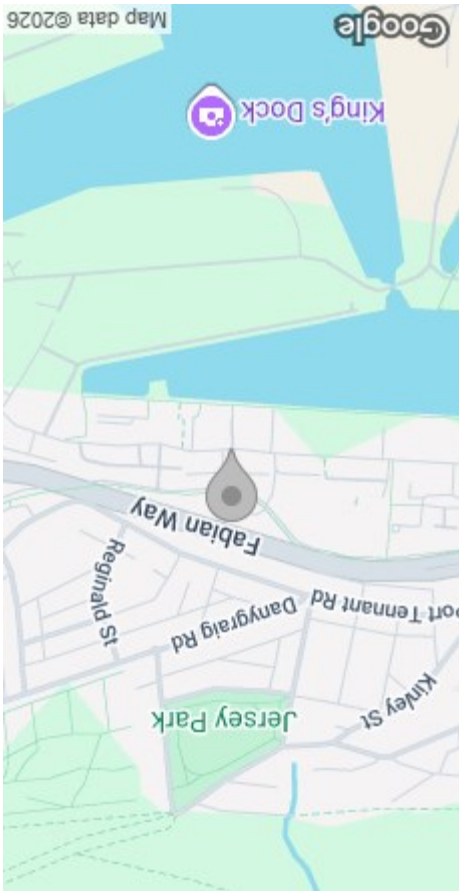


GROUND FLOOR

FLOOR PLAN



EPC



AREA MAP



13 Emily Court, Langdon Road
Marina, Swansea, SA1 8RA
Asking Price £390,000



GENERAL INFORMATION

Stunning & Spacious Four-Bedroom Townhouse in the Heart of SA1

Welcome to Emily Court – a beautifully presented, modern end-terrace townhouse offering exceptional living across three stylishly designed floors. This four-bedroom home combines comfort, flexibility, and contemporary charm in one of Swansea’s most desirable waterfront locations.

Step into an inviting entrance hall leading to a well-appointed kitchen/dining room, a convenient WC and a versatile fourth bedroom currently used as a dining room. The first floor boasts a bright, airy lounge with a private balcony, perfect for relaxing evenings, along with a spacious master bedroom featuring an en-suite bathroom.

On the second floor, you'll find two further double bedrooms and a modern family bathroom, making it ideal for growing families or visiting guests.

Outside, enjoy a private paved courtyard directly accessible from the kitchen – perfect for al fresco dining or unwinding after a long day. The property also benefits from allocated parking for two vehicles.

Located just moments from picturesque waterfront walks and the lively SA1 Marina, this property is perfectly placed for access to local amenities, bars, restaurants, and commuter routes. A must-see home offering style, space, and superb lifestyle living. Book your viewing today!

FULL DESCRIPTION

HALLWAY
Entrance through front door. Double glazed window side window. Feature wooden staircase to first floor. Radiator.

KITCHEN DINER
15'8" x 11'1" (4.79m x 3.40m)
Range of cream high gloss wall, base and drawer units with complimentary worktop over. Integrated washing machine, dishwasher, fridge freezer and microwave. Double oven. Four ring gas hob with extractor fan over. One and half bowl sink with drainer and mixer tap. Tiled floor. Radiator. Double glazed window to the front and double glazed patio door leading to the courtyard garden.

BEDROOM FOUR/ DINING ROOM
12'5" x 7'8" (3.80m x 2.35m)
Offering flexible living and currently used as a dining room. Double-glazed windows to front and side. Radiator.

CLOAKROOM
White suite comprising wash hand basin with splashback above and WC. Chrome heated towel rail. Tiled flooring.

FIRST FLOOR
LOUNGE
16'0" x 11'1" (4.90m x 3.40m)
Double glazed floor length window to side and double glazed bi-fold doors leading to a sit-out balcony. Laminate flooring. Radiator. Feature wooden staircase leads to the second floor.



MASTER BEDROOM
13'6" x 11'1" (4.14m x 3.40m)
Double glazed windows to the side and front with a floor length double glazed window facing the balcony. Laminate flooring. Radiator. Door to en-suite.

ENSUITE
White suite comprising wash hand basin with tiled splashback above, step in shower cubicle and WC. Chrome heated towel rail. Tiled flooring. Double glazed frosted window to the side.

SECOND FLOOR
Radiator. Laminated flooring. Loft access with a pull down ladder.

BEDROOM THREE / SITTING ROOM
16'0" x 11'1" (4.89m x 3.40m)
Double glazed window to side. Laminate flooring. Radiator.

BEDROOM TWO
14'9" x 11'0" (4.50m x 3.35m)
Double glazed windows to front and side. Laminate flooring. Fitted wardrobes with sliding mirrored doors. Radiator.

BATHROOM
White suite comprising bath with shower over, wash hand basin with tiled splashback and WC. Chrome heated towel rail. Tiled flooring. Double glazed frosted window to side.



PARKING
Two off road parking spaces.

EXTERNAL
Private enclosed courtyard garden accessible from the kitchen breakfast room. Paved and gravelled borders garden to the front with gate and iron fencing. Outhouse - Housing the boiler, pump and water tank for the sprinkler system plus storage.

COUNCIL TAX BAND F
EPC RATING C
TENURE
Freehold
The vendors have informed us that they pay a yearly service charge to Remus of £275 along with a SA1 Charge of £410.00 a year.

UTILITIES
Electric - Yes
Gas - Yes
Water - Metered
Solar Panels - Owned by the vendor - They generate £3-350 cash back per year. Daytime electricity is covered via the solar panels making electric bills much cheaper.
Sprinkler system - Service privately
Air flow ventilation system.
Broadband - Currently Virgin
Mobile - You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION
The vendor has informed us that no motor homes, HMO, commercial vehicles or Sky dishes are allowed.

