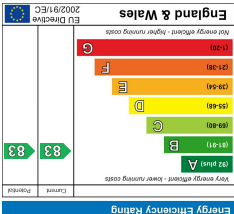
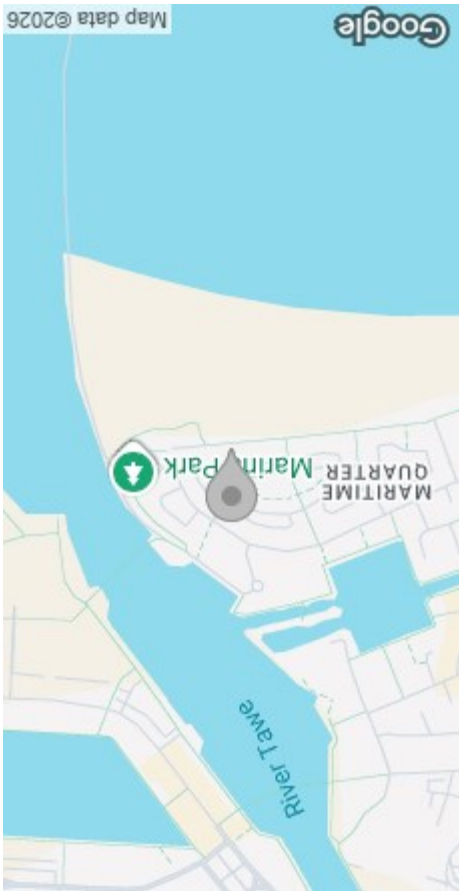


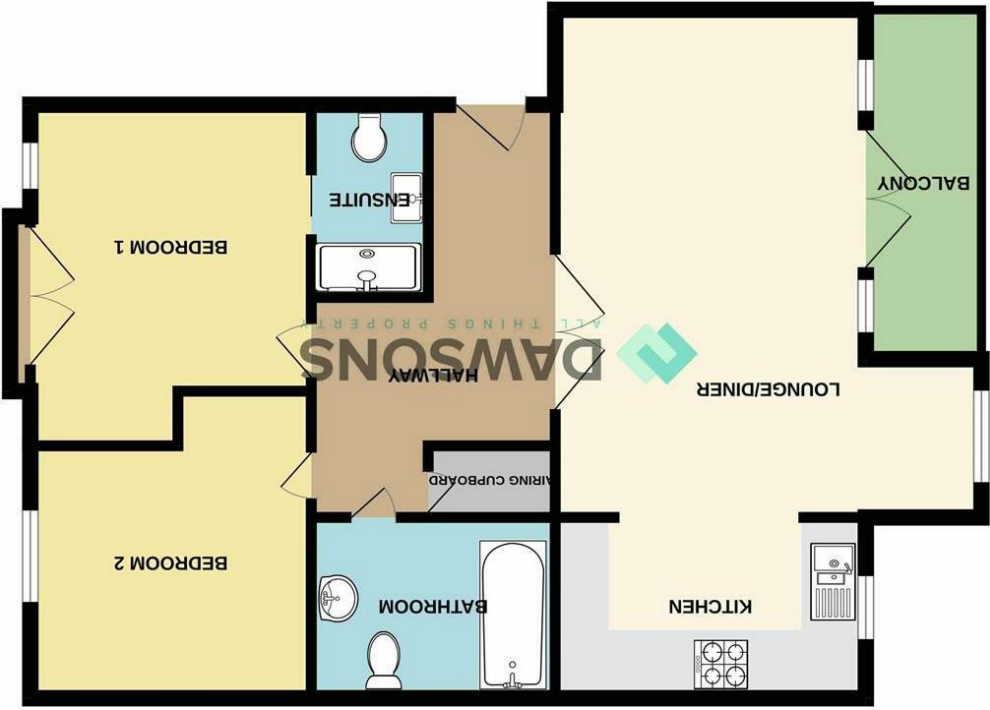
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FIRST FLOOR

FLOOR PLAN



GENERAL INFORMATION

A well-presented first-floor apartment situated within Swansea's picturesque Maritime Quarter, enjoying panoramic views across Swansea Bay towards Mumbles.

The property offers well-proportioned accommodation comprising two bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom. The heart of the home is the spacious open-plan lounge, dining and kitchen area, creating a bright and versatile space ideal for both relaxing and entertaining.

A particular highlight is the private balcony, providing stunning panoramic views towards Mumbles and Swansea Bay. It offers the perfect setting to enjoy a morning coffee or unwind in the evening while taking in the exceptional coastal scenery.

The apartment also benefits from an allocated parking space, providing added convenience for residents.

Early viewing is highly recommended to fully appreciate the position, views and accommodation this lovely property has to offer.

FULL DESCRIPTION

ENTRANCE

Entrance via communal hall with stairs to the first floor. Door into;

HALLWAY

Wall mounted intercom. Radiator. Wood flooring. Door to cupboard housing hot water tank and airing cupboard. Doors to all rooms.

LOUNGE/DINER

20'9" x 11'5" (6.35 x 3.48)
Double glazed French doors with glazed side panels leading to a sit balcony with new composite decking and panoramic views over Swansea Bay and towards Mumbles Head. Two radiators. Tv and telephone points. Wood flooring. Double glazed window to dining area with space for table and chairs. Archway to;



KITCHEN

11'5" x 8'10" (3.50 x 2.71)
A range of wall, base and drawer units with complementary work surface over. One and a half bowl sink with drainer and mixer tap. Integrated oven and grill. Four ring gas hob with extractor fan over. Space for fridge freezer and washing machine. Double glazed window to rear.

MASTER BEDROOM

13'7" max x 9'7" (4.16 max x 2.93)
Double glazed window and French doors to rear leading to a Juliet balcony. Radiator. Sliding door to;

ENSUITE SHOWER ROOM

White suite comprising step in shower cubicle with tile surround, pedestal wash hand basin and low-level W. C. Radiator. Tiled effect flooring. Extractor fan. Shaver point.

BEDROOM TWO

10'3" x 8'8" (3.13 x 2.66)
Double glazed window to rear. Radiator.

BATHROOM

6'10" x 6'2" (2.10 x 1.88)
White suite comprising bath with shower over, pedestal wash hand basin and low-level W. C. Shaver point. Extractor fan. Contemporary vinyl floor tiles

PARKING

Allocated surface parking for one vehicle, communal visitor spaces, permit required.

TENURE

Leasehold
Lease term 125 years from 2008- 107 remaining
Service charge - £1682.14
Ground rent - £113.50

EPC RATING B

COUNCIL TAX BAND F

UTILITIES

Electric - EDF
Gas - EDF
Water - Dwyr Cymru - Metered
Broadband - Currently not connected.
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

No holiday lets.

