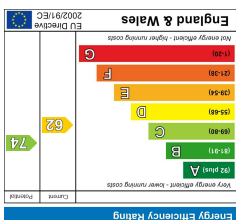
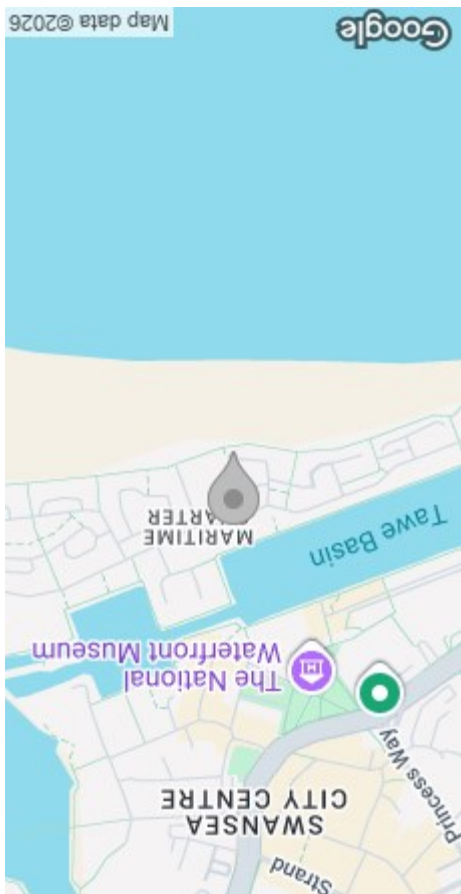


or warranty in respect of the property.

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



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



29 Marine Walk

Marina, Swansea, SA1 1YQ

£299,995



GENERAL INFORMATION

Offering uninterrupted views over Swansea Bay to Mumbles head this modern second floor dual aspect apartment is ideally located to enjoy all that Swansea Marina has to offer from walks on the beach, strolls around the Marina, cafes, restaurants and access to Swansea city centre. The property comprises two double bedrooms master with views over the Bay and Observatory, dual aspect lounge diner with a sit out balcony, separate kitchen and family bathroom. Features include electric heating, loft access, fantastic views over Swansea Bay and allocated parking space.

FULL DESCRIPTION

ENTRANCE

Second floor. Stairs to all floors.

HALLWAY

Double glazed window. Alarm. Walk in cupboard. Telephone point. Electric heater. Loft access with ladder and light.

BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)
Double glazed window. Electric heater.

MASTER BEDROOM

13'3 x 9'6 (4.04m x 2.90m)
Two double glazed windows with sea views. Electric heater.



LOUNGE DINER

21'5 max x 14'9 (6.53m max x 4.50m)

Two double glazed windows. French door leading to a sit out balcony with sea views. T.V point. Two electric heaters. Door to;

KITCHEN

11'2 x 7'6 (3.40m x 2.29m)

Range of wall , base and drawer units with complimentary work top and tiled splash back above. Single oven. Electric hob with integrated extractor fan. Space for fridge freezer and washing machine. Dishwasher. Tiled floor. Double glazed window with sea views.

SHOWER ROOM

White suite comprising spacious shower, W.C and wash hand basin recessed into a vanity unit. Tiled walls and floor. Chrome heated towel rail.

PARKING

Allocated parking space.

TENURE

Lease term 125 years from 1985 approx
Service charge £2,000.88 pa including ground rent

UTILITIES

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

FURTHER INFORMATION

No holiday lets.

COUNCIL TAX BAND F

EPC RATING D

