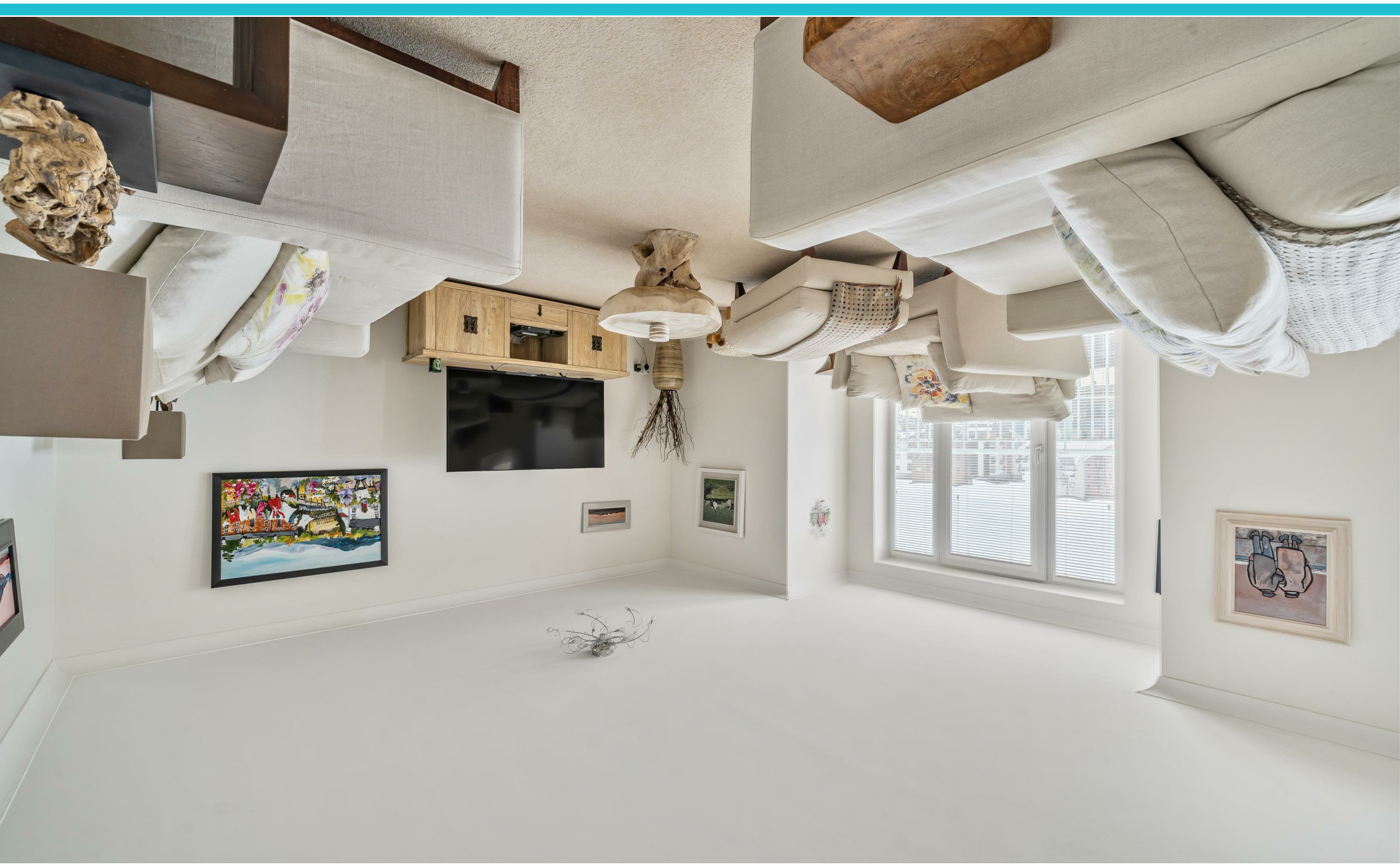
26 Pocketts Wharf

Maritime Quarter, Swansea, SA1 3XL

Asking Price £370,000

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DAWSONS
ALL THINGS PROPERTY

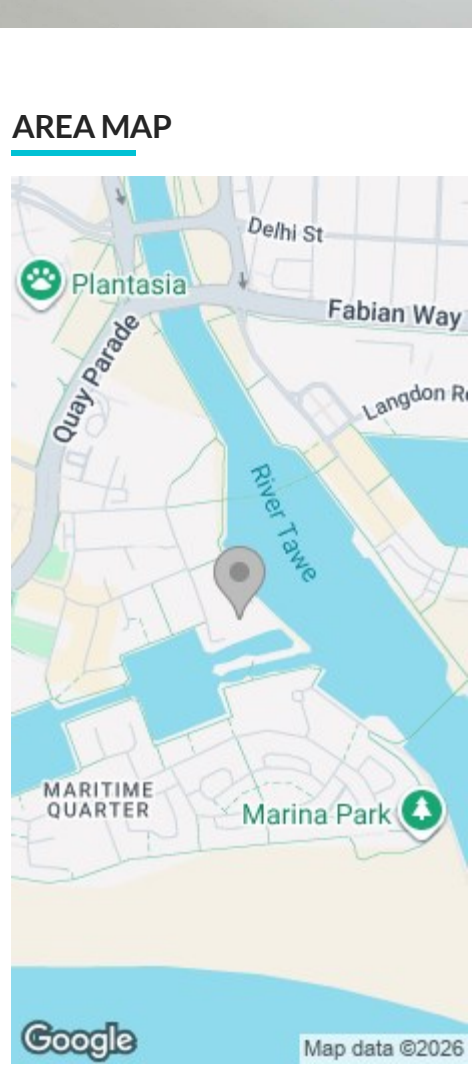


FLOOR PLAN

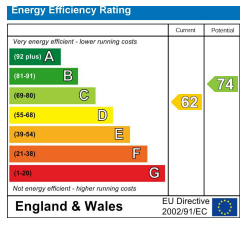


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawsons Property. REF: 1298484

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

Dawsons are pleased to present this beautifully designed three-bedroom duplex apartment offers a perfect blend of modern living and stunning views. With its prime location at Pocketts Wharf, residents can enjoy picturesque marina views that create a serene backdrop to everyday life.

The apartment boasts a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed kitchen complements the living space, providing a functional area for culinary pursuits. Each of the three bedrooms is designed with comfort in mind, ensuring ample space for rest and privacy. The property also features two stylish bathrooms, enhancing convenience for families or those who enjoy hosting visitors.

One of the standout features of this property is the secure underground parking, providing peace of mind and easy access to your vehicle. Living in this duplex apartment means you are just moments away from the lively atmosphere of the marina, with its array of shops, restaurants, and leisure activities.

This exceptional apartment is perfect for those seeking a contemporary lifestyle in a sought-after location. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of Swansea living. Don't miss the







FULL DESCRIPTION

ENTRANCE
Second and third floor via stairs

HALLWAY
Stairs to first floor.

LOUNGE
20'9" max x 13'6" to bay (6.34 max x 4.13 to bay)

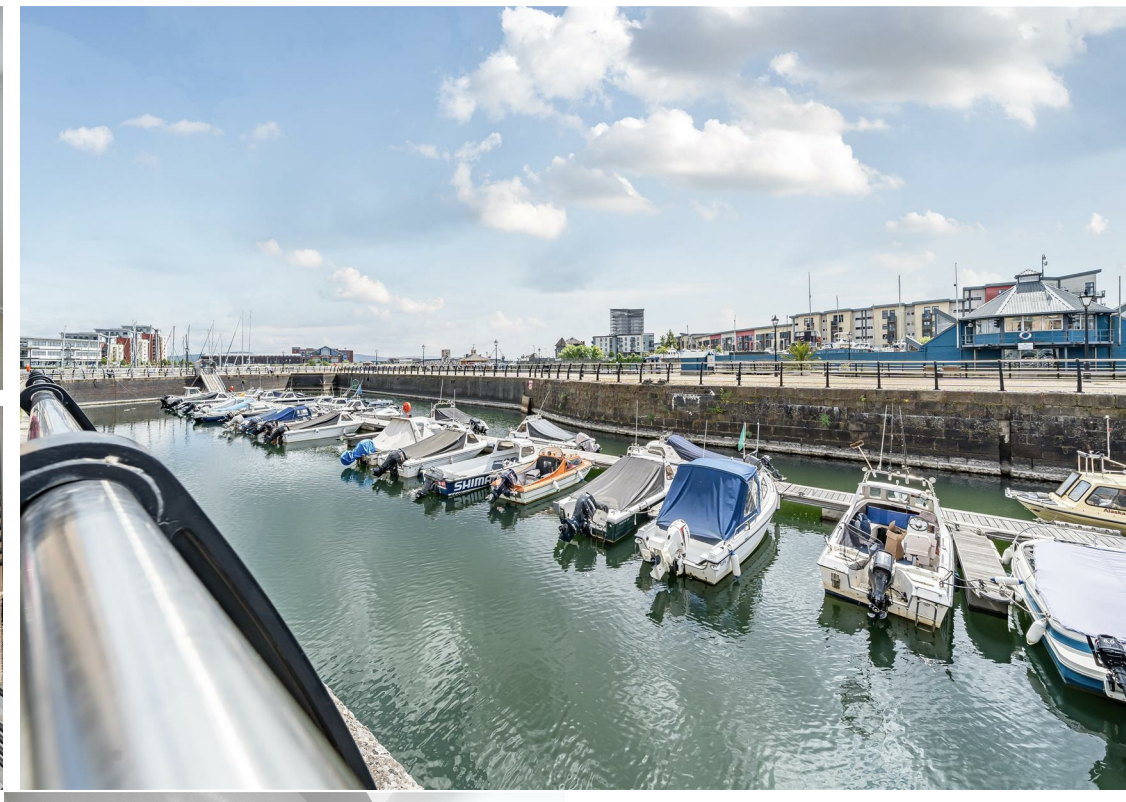
KITCHEN
9'6" x 7'11" (2.91 x 2.43)

DINING ROOM
13'3" x 8'10" (4.06 x 2.71)

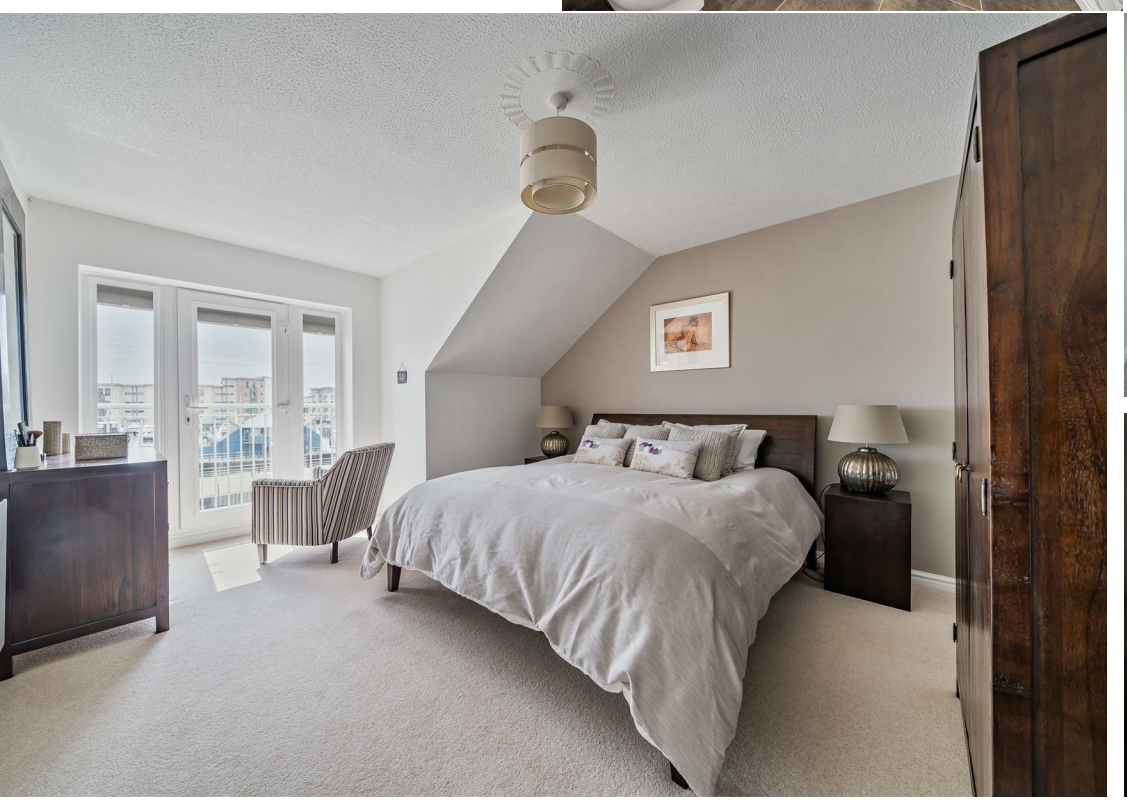
CLOAKROOM

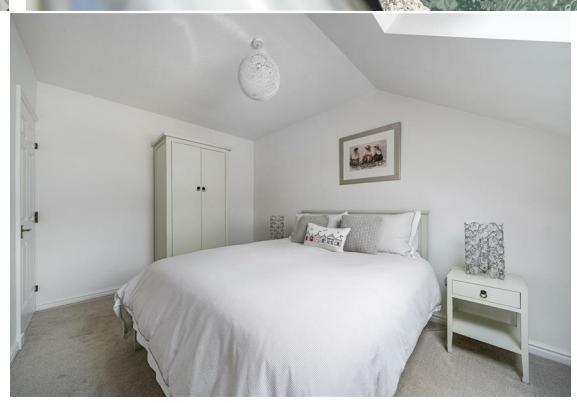
FIRST FLOOR LANDING
Entrance to second floor landing. Loft access with light and ladder.











BEDROOM ONE
16'9" x 13'1" max (5.11 x 4.00 max)

ENSUITE

BEDROOM TWO
12'11" x 9'4" (3.95 x 2.87)

BEDROOM THREE
9'11" x 7'10" (3.04 x 2.40)

SHOWER ROOM



PARKING
Allocated underground parking space.

TENURE
Leasehold
Lease term 125 years from 1989 89 years remaining
Service charge £2,520.26
Ground rent included in service charge.

COUNCIL TAX BAND G

EPC RATING

FURTHER INFORMATION

