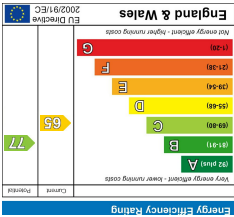
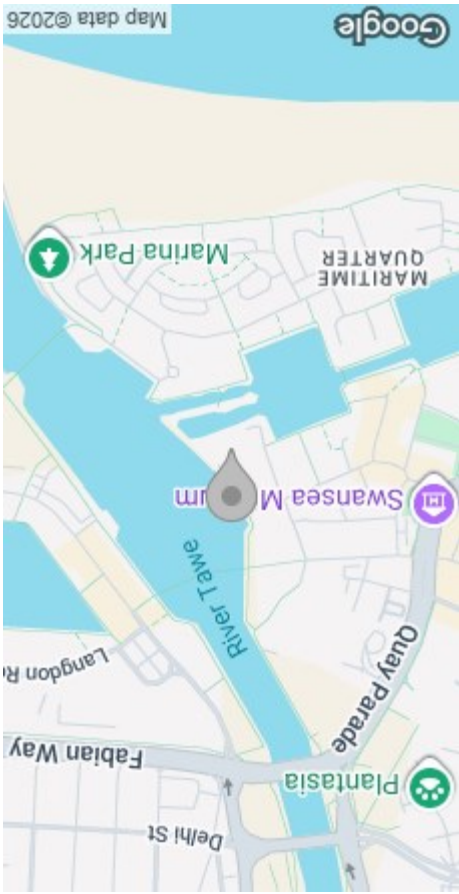


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR

FLOOR PLAN



24 Pocketts Wharf
Maritime Quarter, Swansea, SA1 3XL
Asking Price £219,950



GENERAL INFORMATION

A fantastic opportunity to acquire a charming marina-side apartment in the sought-after Pockett's Wharf development. This well-presented property features two bedrooms and a large south-facing terrace, perfect for enjoying the waterfront setting.

The spacious lounge/diner provides an ideal environment for both entertaining and relaxation, with direct access to the terrace where you can take in views of the marina and watch the yachts come and go. A separate kitchen offers a practical and well-designed space for cooking, while the property also benefits from a bathroom, a useful storage cupboard, and secure underground parking for added convenience.

Blending comfort with classic charm, this apartment offers a warm and inviting atmosphere—ideal as a permanent home or a holiday retreat by the water.

Offered with no onward chain, this is a wonderful opportunity to embrace marina living in Swansea.

FULL DESCRIPTION

ENTRANCE

Enter via communal door with stairs to first floor.

HALLWAY

Electric heater. Door to airing cupboard housing hot water tank. Door to walk in storage cupboard. LVT (Amtico) wood flooring. Economy 7 electric heater

BEDROOM TWO

9'6" x 7'10" (2.90 x 2.39)
Double glazed window to rear. LVT (Amtico) wood flooring. Economy 7 electric heater

BATHROOM

7'8" x 6'11" (2.34 x 2.13)
Three piece suite comprising WC, wash hand basin and bath with shower over. Part tiled walls. LVT (Amtico) wood flooring. Economy 7 electric heater



MASTER BEDROOM

9'5" x 9'4" (2.88 x 2.86)
Double glazed window to rear. Fitted wardrobes. Economy 7 electric heater. LVT (Amtico) wood flooring.

LOUNG/DINER

20'1" x 12'11" max (6.14 x 3.94 max)
Double glazed French doors with glazed side panels leading to a spacious terrace with views of the Marina. LVT (Amtico) wood flooring. Economy 7 electric heater. Door to;

KITCHEN

10'9" x 7'7" (3.30 x 2.33)
Range of wall, base and drawer units with complimentary worktop over and tiled splash back above. Sink with drainer and mixer tap. Space for washing machine and fridge freezer. Integrated oven. Four ring electric hob and extractor fan over.

EXTERNAL

Terrace - Paved. Secure underground parking space. For the outside space (Patio), there is external water and power supply.

TENURE -LEASEHOLD

125 years from 27 April 1989 with 88 years remaining.
Service Charge - £1,638.98 pa
Ground rent - Peppercorn

UTILITIES

Electric- British Gas
Gas - No
Water- Welsh Water- Metered
BB- EE(ADSL)
Mobile- Currently Tesco.
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

EPC RATING D

FURTHER INFORMATION

No holiday lets are allowed.

