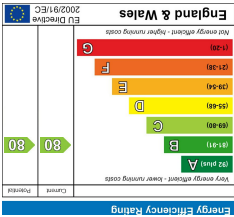
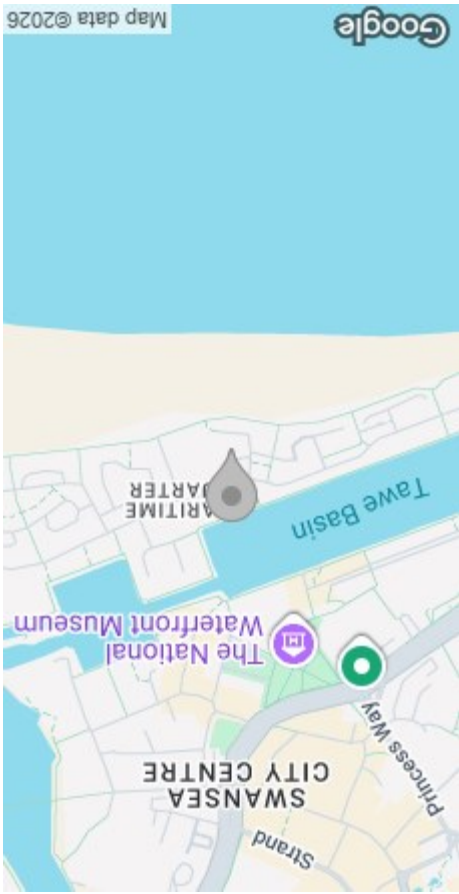


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

DAWSONS
PROPERTY
SOLUTIONS



FLOOR PLAN



GENERAL INFORMATION

We are delighted to offer for sale this exceptionally well-positioned south-facing three-bedroom first-floor apartment, occupying a prime location on Swansea seafront and enjoying breathtaking, far-reaching views across the magnificent expanse of Swansea Bay and towards The Observatory.

The property offers spacious and well-proportioned accommodation throughout, with the principal living space undoubtedly being the impressive L-shaped lounge/dining room. Filled with natural light, this versatile room provides an inviting space for both relaxing and entertaining, while doors open onto a sit-out balcony, creating a wonderful vantage point from which to enjoy the ever-changing coastal scenery and stunning views across Swansea Bay.

The accommodation continues with a separate kitchen, two shower rooms, two generous double bedrooms and a further single bedroom, providing flexible living space for couples, families or those looking for a desirable seaside retreat.

Externally, the property benefits from an allocated car parking space, a particularly valuable feature in such a sought-after seafront location. Additional benefits include a communal door entry phone system, double glazing and electric heating.

FULL DESCRIPTION

ENTRANCE

Via communal door with stairs to first floor.

HALLWAY

Door entry system. Wood flooring. Overnight storage heater. Doors to all rooms. Door to;

INNER HALLWAY

Doors to storage cupboards. Wood flooring. Door into;

SHOWER ROOM

Obscured window. Low-level WC. Wash hand basin set in vanity unit. Separate shower cubicle. Tiled walls. Tile effect vinyl flooring. Chrome heated towel rail.

L SHAPED OPEN PLAN LOUNGE/DINER

20'4" x 18'9" (6.22 x 5.73)
Circular uPVC double glazed window to side, French door with matching side panel windows to front, leading to sit out balcony, boasting panoramic views towards Swansea Bay and Mumbles. Wood flooring. Two electric radiators. Feature electric fire place. Space for table and chairs. Open to;



KITCHEN

12'1" x 8'1" (3.69 x 2.47)
uPVC double glazed window to side. A range of wall, base and drawer units with complimentary work surface over. Waist height oven and grill. Integrated microwave. Extractor fan. Tiled splash back. One and a half bowl sink with mixer tap. Integrated dishwasher. Integrated fridge freezer and integrated washer dryer. Tile effect vinyl flooring. Arch open into lounge.

MASTER BEDROOM

14'11" x 10'4" (4.56 x 3.16)
uPVC double glazed window to side with views over the green. Fitted wardrobes. Electric Radiator. Door into;

EN-SUITE SHOWER ROOM

6'5" x 3'10" (1.98 x 1.17)
uPVC double glazed obscure window to side. Low-level WC. Wash hand basin set in vanity unit. Step in shower cubicle. Tiled walls.

BEDROOM TWO

13'1" x 9'6" (3.99 x 2.91)
Circular uPVC double glazed window to side. uPVC double glazed window to rear. Electric radiator. Fitted wardrobes.

BEDROOM THREE

9'6" x 6'9" (2.91 x 2.08)
uPVC double glazed window to rear.

PARKING

Allocated parking space.

TENURE

Leasehold
Lease term 125 years from 1985
Service charge £2,220 pa
Ground rent Peppercorn

UTILITIES

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

FURTHER INFORMATION

No holiday lets allowed.

COUNCIL TAX BAND F

EPC RATING C

