53 Abernethy Quay

Maritime Quarter, Swansea, SA1 1UL

Offers Over £125,000

1 | 1 | 1 | C

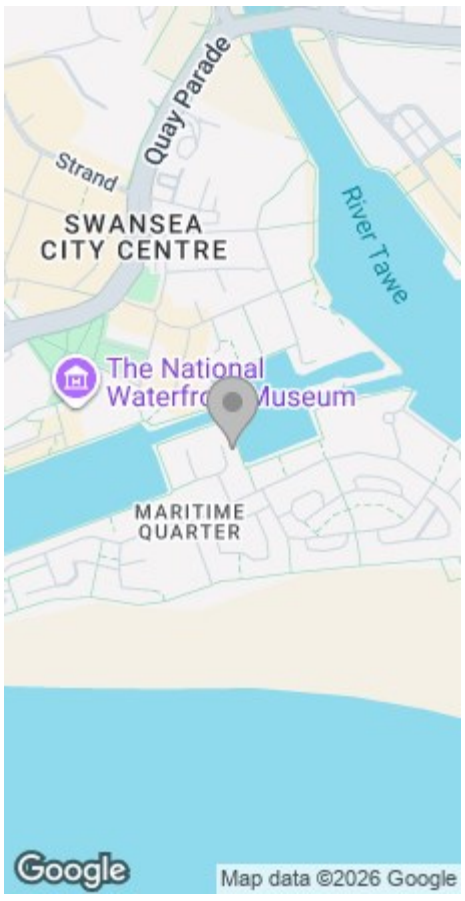


FLOOR PLAN

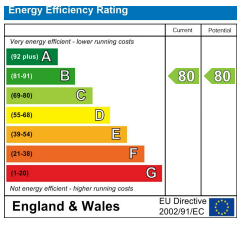


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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.

Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

BENEFITTING FROM A LEASE EXTENSION

Set in the heart of Swansea's highly sought-after Maritime Quarter, this recently refurbished first-floor apartment in Abernethy Quay offers prime waterfront living with a long lease for added peace of mind.

The apartment features a bright living space, separate stylish kitchen, a well-designed bedroom, and a sleek, modern bathroom, all finished to a high standard. Marina views and allocated parking further enhance the appeal.

With the Marina, waterfront promenade, bars, cafés, restaurants, and the city centre all just moments away, the location is hard to beat. A fantastic opportunity to secure a modern home or investment in one of Swansea's most desirable areas. No on going chain.



FULL DESCRIPTION





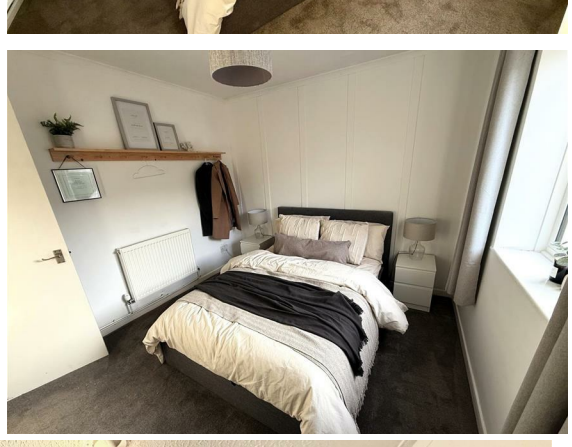
ENTRANCE
Via communal hallway with stairs to first floor.

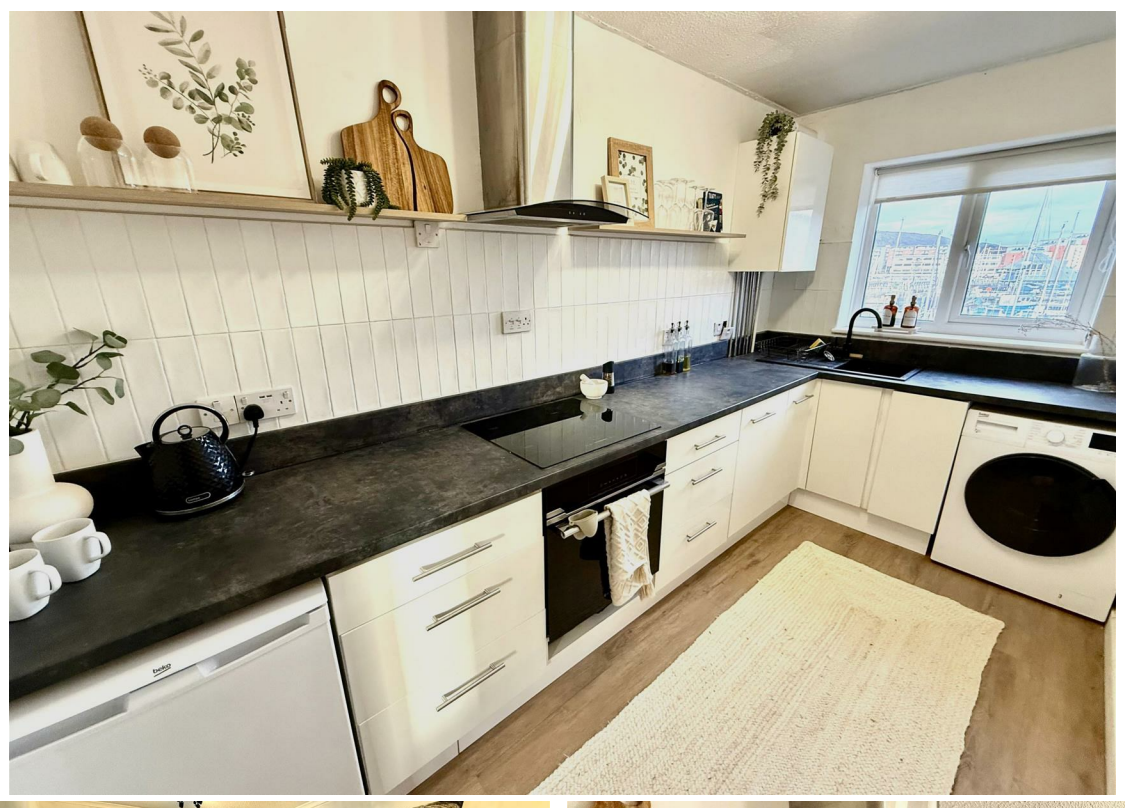
HALLWAY
Storage cupboard. Radiator. Call Entry System. Door to airing Cupboard. Doors to all rooms.

BATHROOM
6'6" x 6'3" (2.0 x 1.92)
Modern three piece suite comprising bath with shower over, low Level W.C, and wash hand basin. Double glazed obscured window to side. Part tiled walls. Heated towel rail.

BEDROOM
9'10" x 6'3" (3.0 x 1.92)
Double glazed window to side. Radiator.







KITCHEN
6'2" x 12'6" (1.89 x 3.83)
Fitted with a range of base and drawer units with complimentary work surface over and tiled splashback above. Radiator. Under counter fridge. Sink with drainer and mixer tap. Space for washing machine.

LOUNGE
9'10" x 19'7" (3.01 x 5.97)
Bay double glazed window to side with views over the Marina.

PARKING
Allocated parking bay.

COUNCIL TAX BAND D

TENURE
Leasehold.
Long Lease 147 Years remaining (lease extension has been carried out)
Service charge : £2256 pa
Ground Rent: Peppercorn

UTILITIES
Electric- Yes
Gas- Yes
Water- Welsh Water
Broadband- Sky Fibre.
Telephone Coverage -You are advised to refer to Ofcom checker for mobile signal and coverage.

EPC RATING C

FURTHER INFORMATION
Lease does not allow Airbnb.





