45 St. Margarets Court

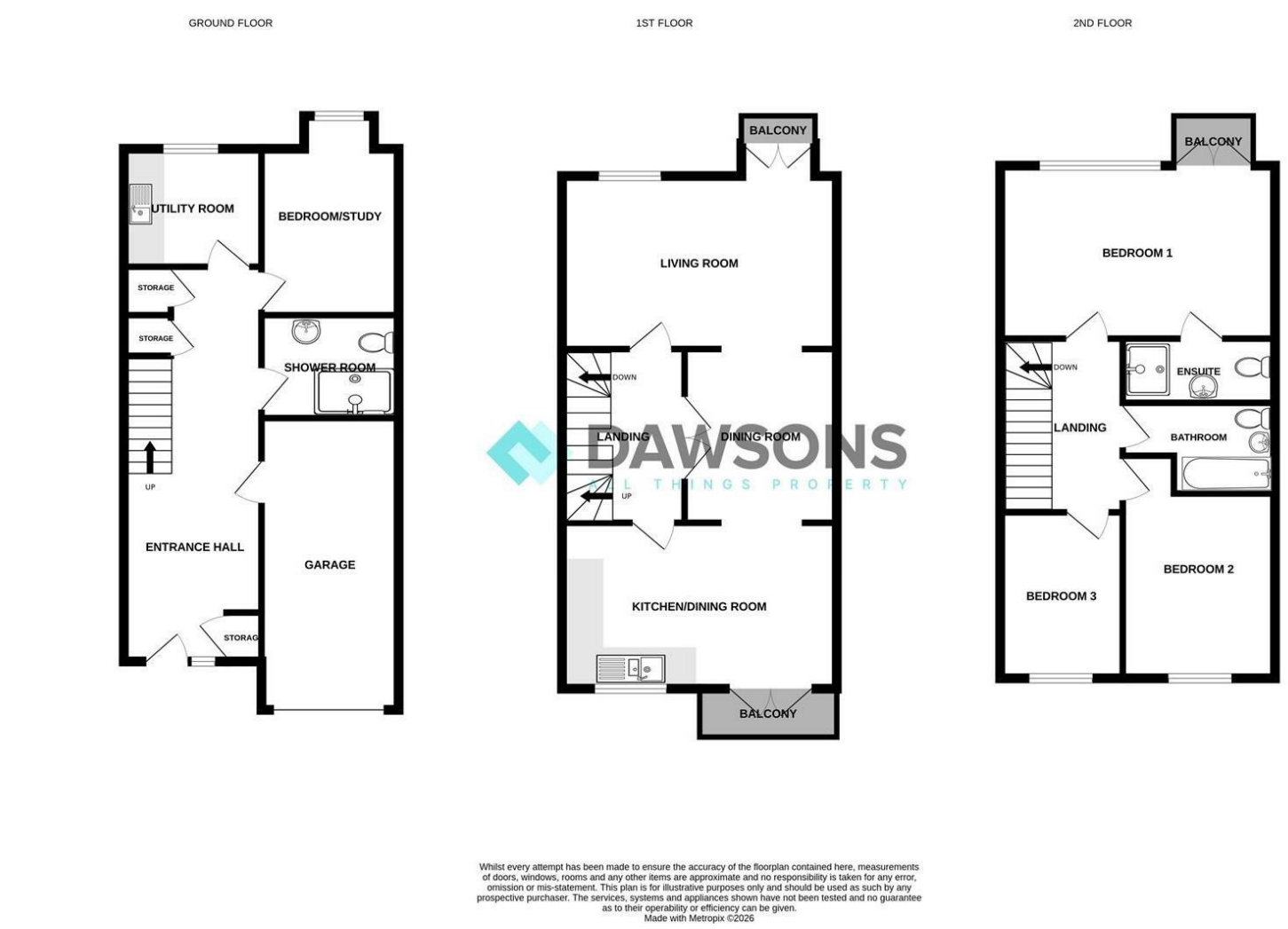
Maritime Quarter, Swansea, SA1 1AZ

Asking Price £335,000

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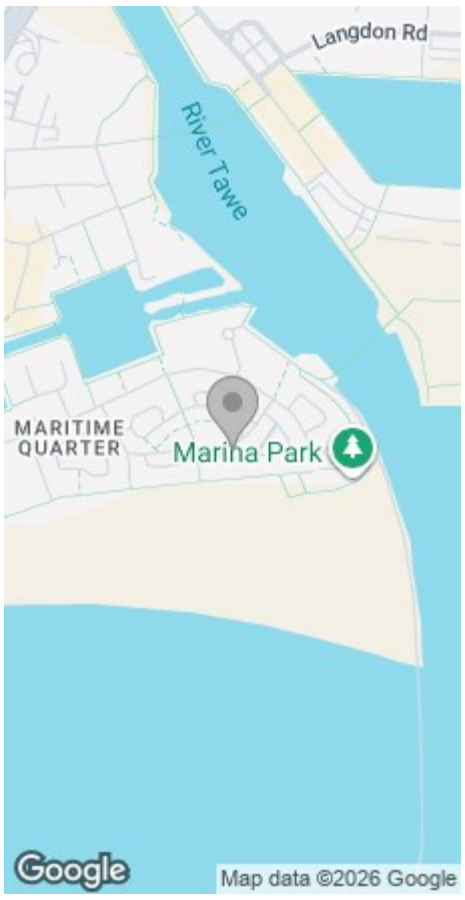


FLOOR PLAN

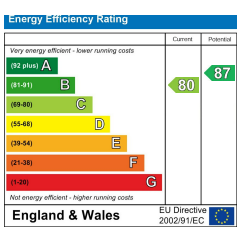


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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

Situated in the highly sought-after Maritime Quarter of Swansea, this immaculate contemporary townhouse presents an exceptional opportunity to enjoy refined modern living in a desirable coastal setting. Beautifully designed with space, style and practicality in mind, this impressive four-bedroom home offers versatile accommodation, including a well-appointed en-suite, perfectly suited to modern family life.

The thoughtfully designed interior boasts a contemporary open-plan kitchen, dining and living space, creating an inviting setting for both everyday living and entertaining. French doors lead out to a south-facing balcony, providing the perfect spot to enjoy the sunshine. Further highlights include a separate utility room, stylish LVT flooring throughout and a newly installed boiler, combining modern finishes with everyday comfort and efficiency.

Adding to the property's appeal is an integral garage, complete with hot and cold water taps, offering excellent practicality for storage, hobbies or outdoor pursuits.

Perfectly positioned to embrace Swansea's vibrant waterfront lifestyle, the property enjoys close proximity to the beach, inviting coastal walks and the many amenities of the Maritime Quarter. Combining contemporary elegance with a prime coastal location,







FULL DESCRIPTION

ENTRANCE
Via door with glazed side panel.

HALLWAY
LVT flooring. Door into cupboard housing consumer unit. Radiator. Personnel door into garage. Door to cupboard housing boiler (newly fitted) door to under stair storage. Stairs to first floor.

SHOWER ROOM
8'2" x 6'2" (2.51 x 1.89)
Modern suite comprising contemporary walk-in shower with rainfall shower over, low-level WC and wash hand basin set in vanity unit. Heated towel rail. Floor to ceiling featured tiled splashback.

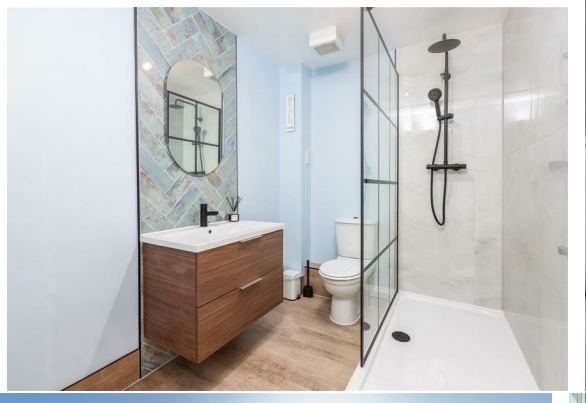
BEDROOM FOUR/STUDY
12'0" x 8'2" (3.66 x 2.51)
Currently used as a study.
uPVC double glazed window to rear. Radiator.

UTILITY ROOM
8'3" x 7'1" (2.52 x 2.17)
Wood effect base unit with work surface above. Stainless steel sink with drainer and mixer tap. Space for tumble dryer and washing machine. LVT flooring. Radiator. uPVC double glazed window.

FIRST FLOOR LANDING
Radiator. Doors to all rooms. Stairs to second floor.



















LOUNGE
16'6" x 12'4" (5.04 x 3.78)
uPVC double glazed window and double glazed French doors to juliet balcony. Radiator. TV point. Archway to;

DINER
10'5" x 9'1" (3.19 x 2.79)
LVT flooring. Space for table and chairs. Radiator.

KITCHEN/DINER
16'6" x 9'11" (5.04 x 3.04)
Range of wall, base and drawer units with complementary work surface over and tiled splash back above. One and half bowl sink with drainer and mixer tap. Four ring gas hob with extractor fan over. Integrated oven and grill. Space for fridge freezer. uPVC window to front and French doors leading to a sit out balcony with newly fitted composite decking.

SECOND FLOOR LANDING
Doors to all rooms.

MASTER BEDROOM
16'6" x 10'5" (5.04 x 3.18)
uPVC windows to rear and French doors leading to a sit out balcony. Radiator. Door into;

ENSUITE SHOWER ROOM
Modern suite comprising shower with wood effect tiles and rainfall shower over, low-level WC and pedestal wash hand basin. Shaver point.

BEDROOM TWO
uPVC double glazed window to front. Radiator.

BATHROOM
Modern suite comprising bath with rainfall shower over and LVT tiles, wash hand basin set in vanity unit and low level WC. Heated towel rail. Wood flooring.

BEDROOM THREE
Window to front. Radiator. LVT flooring.

GARAGE AND PARKING
Garage fitted with hot and cold water tap, power and light and manual up and over door.
Parking for two cars.
Visitors permit parking is available.

TENURE
Shared Freehold
Service Charge £608.00 for the maintenance common grounds per annum.
Parking permit already obtained - £10.00 one off payment to Link Parking for future permits.

UTILITIES
Electric - Yes
Gas - Yes
Water - metered
Broadband - Vodafone
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND F

EPC RATING C