Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

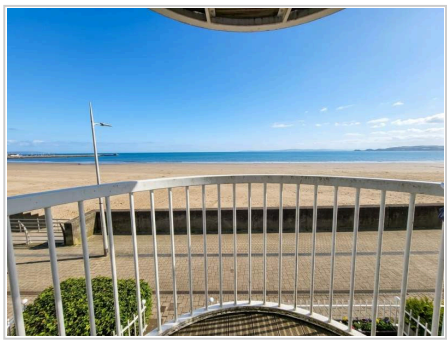
Marine Walk
Maritime Quarter
Swansea
City And County of Swansea

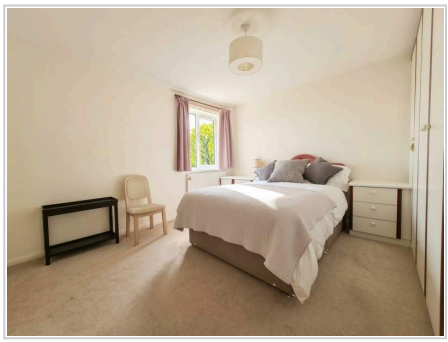
£429,995











- Prime Location: Directly on the Maritime Quarter promenade.
- Stunning Views: Unobstructed panoramas across Swansea Bay.
- Flexible Layout: Versatile living space spread across three floors.
- Outdoor Space: Private first-floor balcony and front garden.
- Open-Plan Living: Kitchen and dining area with central island.
- Master Suite: Features fitted wardrobes and coastal views.
- Secure Parking: Attached garage with power
- Seaside Lifestyle: The ultimate modern coastal living opportunity.

Ref: PRM12507

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Viewing Instructions: Strictly By Appointment Only

General Description

Stunning 4-bedroom coastal townhouse in Swansea's Maritime Quarter with panoramic views over Swansea Bay. Features a spacious lounge with sit-out balcony, modern kitchen/dining room, en-suite bedroom, enclosed front garden, and rear garage. Perfectly situated directly on the promenade for contemporary seaside living.

Accommodation

Ground Floor

Entrance Hall

Door to rear, double glazed circular window to rear, stairs to first floor, luxury vinyl tile floor and radiator.

W.C.

Low level WC, pedestal wash hand basin, Bidet, luxury vinyl tile flooring.

Kitchen/Dining Room (18' 7" x 12' 4") or (5.67m x 3.77m)

Open plan living space which includes; two uPVC double glazed windows to front with stunning views directly over Swansea Bay towards Mumbles point, door to garden/seating area and promenade, space for dining, kitchen area which includes: range of base an wall units with tiled splash backs, stainless sink unit, plumbing for washing machine, 4-ring electric hob and oven, dish washer, kitchen Island, part tiled part Luxury vinyl tile flooring, two radiators.

First Floor

Landing; Stairs to first floor, uPVC double glazed circular window to rear, built in storage cupboard housing domestic hot water tank, radiator.

Lounge (18' 10" x 12' 3") or (5.73m x 3.74m)

Spacious living space which includes; two uPVC double glazed windows to front with direct Panoramic views over Swansea Bay, two radiators, uPVC double glazed patio doors opening out to sit out Balcony with beautiful open views over the Bay,

Bathroom

Paneled bath, low level WC, pedestal wash hand basin, tiled walls and radiator.

Bedroom 3 (11' 8" x 9' 9") or (3.55m x 2.96m)

uPVC double glazed window to rear and radiator.

Second Floor.

Landing; Spacious storage cupboard housing wall mounted gas central heating boiler.

Bedroom 1 (12' 3" x 12' 1") or (3.74m x 3.69m)

uPVC double glazed window to front which enjoys beautiful views directly over Swansea Bay, full length fitted wardrobes and radiator.

En-Suite Shower Room

Walk in shower, his and hers vanity style wash hand units, low level WC, bidet, tiled walls and radiator.

Bedroom 2 (13' 1" Max x 12' 3") or (3.99m Max x 3.73m)

uPVC double glazed window to rear and radiator.

Bedroom 4 (12' 5" x 6' 5") or (3.78m x 1.95m)

uPVC double glazed window to front with beautiful Sea Views and radiator.

EXTERNALLY

To rear: attached garage 4.98m x 2.58m with up and over garage door and power.

To front: enclosed paved garden and seating area which enjoys superb views over the Promenade onto Swansea Bay.

Information

Leasehold; Unexpired leasehold term of 83 years. Our client has expressed an interest to offer the property with a new 100 year lease extension on completion, subject to an acceptable agreed price.

Services

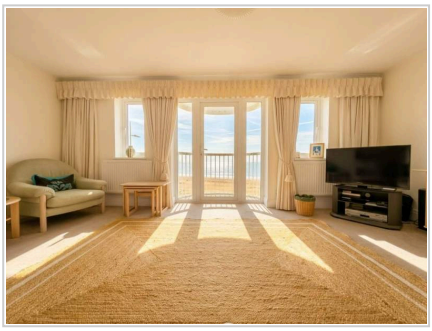
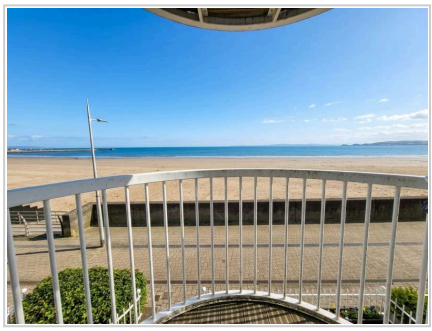
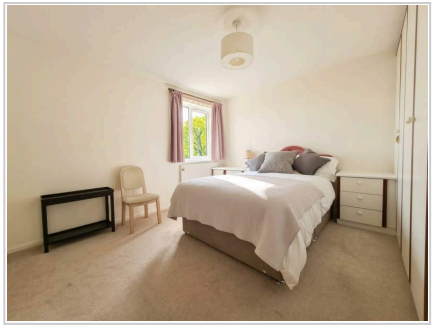
Mains Electric, Mains Gas, Mains Water, Mains Drainage

Tenure

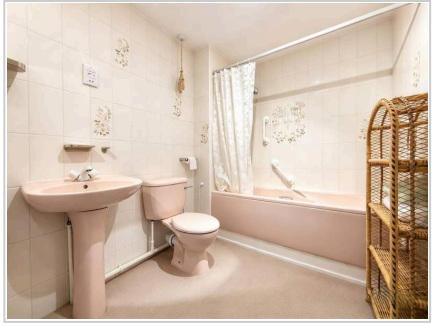
We are informed that the tenure is Leasehold

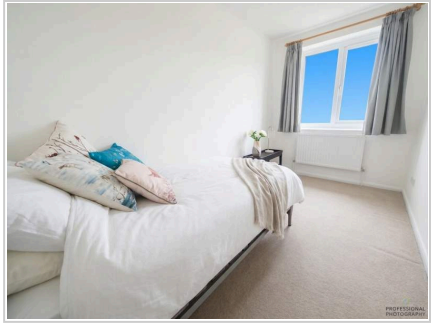
Council Tax

Band G

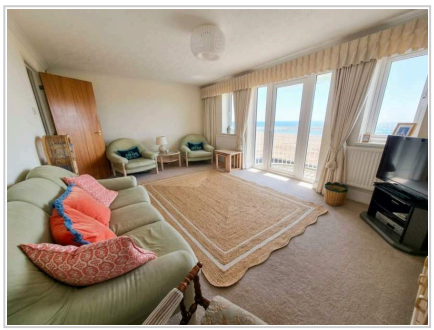
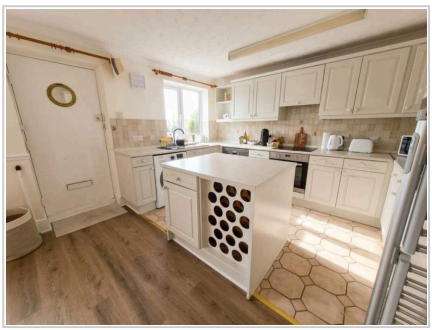





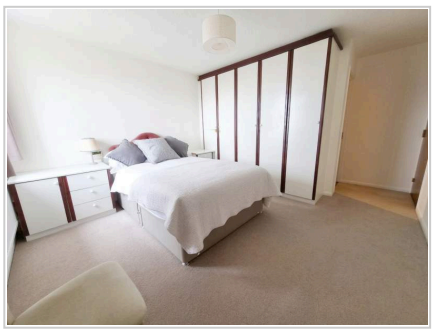
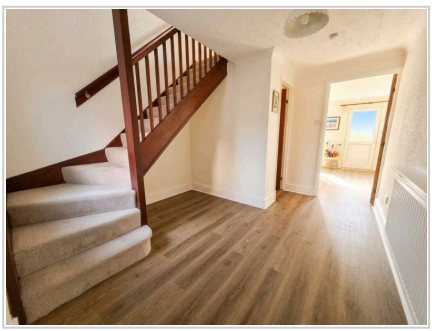










Ground Floor



First Floor



Second Floor



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