



35 Pockets Wharf, Maritime Quarter, Marina, Swansea, SA1 3XL  
£235,000



Duplex apartment overlooking the Marina. The property comprises cloakroom, fitted kitchen and lounge/diner with Juliet balcony overlooking the Marina to the ground floor. To the first floor there are three bedrooms, two with en-suites and a family bathroom. Benefits include remote controlled underground allocated secure parking space, majority UPVC double glazing and electric heating. All rooms benefiting southerly aspect.

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**SECOND FLOOR**

Stairs to all floors.

**HALLWAY**

Artex ceiling with four ceiling lights. Two wall mounted electric heaters. Wall mounted consumer unit. Wall mounted intercom. Telephone point. Door leading to Cloakroom, Kitchen, Lounge/Diner and stairs to first floor. Door to under stairs storage cupboard. Stairs to first floor.

**CLOAKROOM**

Two piece bath suite comprising of W.C., and corner wash hand basin. Artex ceiling with ceiling light. Full height tiling.

**LOUNGE DINER 22'04 x 17'4 to widest point (6.81m x 5.28m to widest point)**

Double-glazed windows and double-glazed French door leading to a stand out balcony with balustrade and Marina Views. Artex ceiling with two ceiling lights. Two wall mounted electric heaters. Brick and marble feature fire place with electric fire point. T.V and telephone point. Door to:

**KITCHEN**

White wall base and drawers units with beige worktop and tiling above. Artex ceiling with chrome ceiling light. Stainless steel sink and drainer. Electric oven. Extractor hood. Four ring ceramic hob. Dishwasher, fridge, freezer and washing machine/dryer. Double-glazed window with Marina Views.

**LANDING**

Artex ceiling. Three ceiling lights. Telephone point. Door leading to storage cupboard. Door leading to airing cupboard with hot water tank and shelving. Door leading to vestibule area leading to communal landing. Loft access to partly boarded attic space. Doors leading to Bedroom Two, Master Bedroom, Bedroom Three and

Bathroom

**BEDROOM TWO 10'10 x 14'00 Approx (3.30m x 4.27m Approx)**

Wood double-glazed velux window. Artex ceiling with chrome ceiling light. Telephone point. Wall mounted TV point and socket. Wall mounted electric heater. Archway and step up to Ensuite area.

**ENSUITE**

Shower enclosure. Pedestal wash hand basin. Full height tiling. Wall mounted mirror and shelf above wash hand basin. Artex ceiling with recessed down-lights.

**BATHROOM**

Three piece bathroom suite comprising of W.C., pedestal wash hand basin and bath. Artex ceiling with recessed down-lights. Shaver point. Laminate flooring. Chrome towel rail. Full tiling to bath area. Creda wall mounted heater. Wall mounted extractor fan. Large wall mounted mirror. Free standing unit.

**MASTER BEDROOM 10'00 x 17'4 max to widest point (3.05m x 5.28m max to widest point)**

Double-glazed French door leading to stand out balcony with balustrade and views of Swansea Marina. Artex ceiling with ceiling light. Wall mounted heater. Fitted wardrobes and drawers. T.V and telephone points. Door to:

**ENSUITE**

Four piece bathroom suite comprising of W.C., bidet, pedestal wash hand basin and step in shower. Half tiling to bidet, W.C and wash hand basin. Artex ceiling with ceiling light. Full tiling to shower. Creda wall mounted heater.

**BEDROOM THREE 6'10 x 13'07 (2.08m x 4.14m)**

Wood Double-glazed velux window. Artex ceiling with chrome light fitting. Wall mounted heater.

**EXTERNAL**

Allocated underground parking space.

**DIRECTIONS**

From our showroom turn left and head towards Oystermouth Road. Turn right onto Oystermouth Road, passing the LC2 on your right hand side and turn right at the second set of traffic lights towards Morgans Hotel, onto Somerset place. At the end of Somerset Place turn right and at the end of the road you will see Pockets Wharf.

**TENURE:** Leasehold

Lease term 125 years from 1992 - 99 Years remaining

Service charges TBC

Ground rent TBC

**COUNCIL TAX:** G

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 653100

