



29 Pockets Wharf, Marina, Swansea, SA1 3XL
£289,950

Dawsons have the pleasure of offering for sale a duplex apartment with views over Swansea Marina. The property benefits from flexible living and comprises a lounge with a stand out balcony and Marina views, cloakroom, dining/study/guest bedroom and kitchen to the ground floor. To the first floor there are three bedrooms, master with en-suite and stand out balcony and a family bathroom. Benefits include an allocated underground parking space, double glazing and electric heating.

£289,950



Second floor. Stair access

HALLWAY

Solid wood floor. Intercom. Electric heater. Large understairs cupboard. Stairs to first floor.

CLOAKROOM

White suite comprising W. C., and wash hand basin. Water meter. Solid oak floor.

KITCHEN 9'3 X 8'5 (2.82m X 2.57m)

Range of white high gloss wall, base and drawer units with complimentary worktop and tiled splash back above. Stainless

steel one and half bowl sink and drainer with mixer tap. Stainless steel oven. Four ring hob with stainless steel splash back and stainless steel chimney hood extractor fan. Double glazed window with views towards the SA1 Marina. Telephone point. Space for washing machine and dishwasher. Integrated fridge freezer. Tiled floor.

DINING ROOM / GUEST BEDROOM 12'9 x 8'8 (3.89m x 2.64m)

Currently used as a study this multi function room comprises double glazed window. Solid oak floor. Electric heater. Down lights.

LOUNGE 21'4 x 16'2 (6.50m x 4.93m)

Double glazed window and french door with glazed side panels leading to a stand out balcony with views over the Marina. Electric heater. T. V point. Solid oak floor. Chrome switches and sockets.

LANDING

Loft access with light. Door leading to communal landing. Cupboard housing hot water tank. Intercom.

MASTER BEDROOM 16'2 x 13'2 to wardrobes (4.93m x 4.01m to wardrobes)

Double glazed french door leading to a stand out balcony with Marina views. Range of fitted "Sharp" wardrobes, drawers, dressing table and bedside units. Two wall lights. Door to;

ENSUITE

White suite comprising wall mounted W. C., wash hand basin recessed into a vanity unit and double step in shower. Full height tiling to all walls. Tiled floor. Wall mounted mirrored cabinet with shaver point and light. Chrome heated towel rail.

BEDROOM TWO 12'9 x 9'6 (3.89m x 2.90m)

Double glazed velux window. Electric heater. Wall lights. Solid oak floor.

BEDROOM THREE 10'3 X 7 '8 (3.12m X 2.18m '8)

Double glazed velux window. Electric heater. Solid oak floor.

BATHROOM

White suite comprising W. C., pedestal wash hand basin with tiling behind and bath with shower over and shower screen with full height tiling. Tiled floor. Chrome heated towel rail.

TENURE: Leasehold

Leasehold 125 years from 1989

Service charge to include ground rent £1799.94 pa

COUNCIL TAX: G

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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