

### 23 St Christophers Court, Marina, Swansea, SA1 1UA

We are delighted to offer an executive duplex Penthouse apartment offering partial sea views, located within walking distance to Swansea Bay and all the amenities that Swansea Marina offer. The apartment comprises an open plan lounge/diner leading into a fitted kitchen and enjoying a high vaulted ceiling with Juliet balcony. Two double bedrooms, one with en suite and a modern family bathroom. The hallway has a spiral staircase leading to the first floor Master suite, with a mezzanine balcony overlooking the lounge/diner, a walk in wardrobe/study area and master bedroom with panoramic windows overlooking the Courtyard and a stylish en-suite bathroom. The property has allocated parking.

VIEWING HIGHLY RECOMMENDED

**£227,000**

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## ENTRANCE

Entrance via hardwood door into:

## HALLWAY

Spiral staircase to first floor. Door intercom. Electric heater.

## LOUNGE/DINER 17'5 x 10'8 (5.31m x 3.25m)

French doors to Juliet Balcony with side-on sea views. Further double glazed window. Vaulted ceiling. Two electric heaters. Opening to:

## KITCHEN 11'7 x 8'6 (3.53m x 2.59m)

Fitted with a range of wall and base units with work surface over. Integrated slimline dishwasher. Inset halogen hob with stainless steel chimney style extractor over. Stainless steel electric oven. Stainless steel sink and drainer. Tiled floor. Double glazed window.

## BEDROOM TWO 10'7 x 9'4 (3.23m x 2.84m)

Double glazed window. Electric heater.

## ENSUITE

Three piece suite comprising low level w.c, wall mounted wash hand basin and step-in shower cubicle with mixer shower. Fully tiled walls, tiled floor. Extractor fan.

## BATHROOM 8'3 x 6'3 (2.51m x 1.83m)

Fitted with a three piece suite comprising hidden cistern w.c, panelled bath with shower over, inset wash hand basin with vanity unit under. Electric towel radiator. Fully tiled walls. Tiled floor. Extractor fan.

## BEDROOM THREE 11'1 x 8' (3.38m x 2.44m)

Double glazed window. Electric heater.

## FIRST FLOOR

## DRESSING ROOM 10'5 x 8'5 (3.18m x 2.57m)

## MASTER BEDROOM 15'4 x 11'1 plus recess. (4.67m x 3.38m plus recess.)

Double glazed full height windows with views over courtyard. Vaulted ceiling. Electric heater. Airing cupboard.

## ENSUITE 8'3 x 5'5 (2.51m x 1.65m)

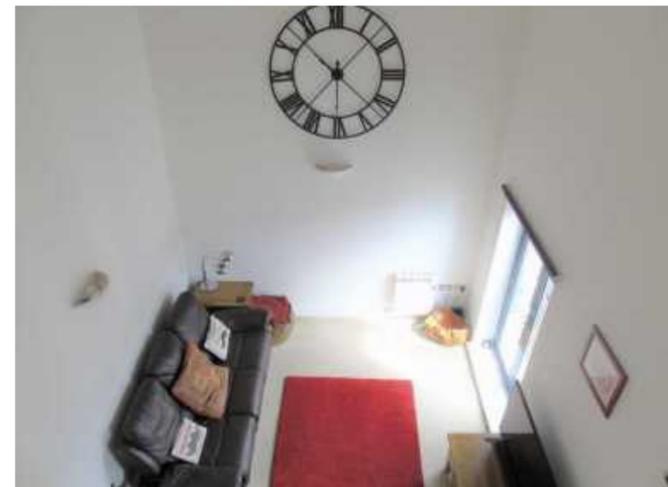
Fitted with a four piece suite comprising panelled corner bath with hand held shower attachment, low level w.c, pedestal wash hand basin and step in shower cubicle. Fully tiled walls. Tiled floor. Electric towel radiator. Extractor fan.

**TENURE:** Leasehold  
First port  
Lease £ 2000 pa  
Ground Rent £100 pa

**COUNCIL TAX:** G

**EPC RATING:**

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.