

REDUCED

£470,000 Leasehold



# Marine Walk, Maritime Quarter, Swansea, West Glamorgan SA1

- Sought after seafront location
- Private sun terrace
- Sweeping views over Swansea Bay
- Integral single garage
- Gas central heating
- Living room balcony with panoramic sea views
- Four Bedroom Townhouse
- Bathroom, Shower Room & WC
- Partial Marina Views
- No Chain



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## PROPERTY DESCRIPTION

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Bay is delighted to bring to market this four bedroom, seafront townhouse with uninterrupted views over Swansea Bay towards the Devon coastline, Mumbles Head and the promenade. The property briefly comprises an entrance hallway with downstairs WC and kitchen/diner with breakfast bar island. To the first floor there is a living room, accessing a sit-out balcony to enjoy panoramic views across Swansea Bay, a family bathroom and double bedroom to the rear with partial Marina views towards Swansea Arena. Upstairs there are two further double bedrooms, a single bedroom and a shower room in contemporary design. Each bedroom has a view to enjoy with the bedrooms to front benefitting from Marina views and the South facing bedrooms with stunning sea views. Externally, there is a South facing, gated sun terrace overlooking the promenade and an integral single garage. UPVC surround double glazing and gas central heating throughout. Viewing comes highly recommended! Virtual tour available. Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining). Service Charge: £1,782 (half yearly). Council Tax Band: G. Ground Rent: Peppercorn. No chain.



## ROOM DESCRIPTIONS

### Hallway

White uPVC surround double glazed entrance door with privacy glass. Hardwood effect laminate flooring. Radiator. Hardwood surround, double glazed entrance door. Sunken door mat. uPVC surround double glazed portal window. Two ceiling light fittings. Power points. Phone point. Carpeted staircase to first floor with hardwood banister. Storage space under stairs.

### Kitchen/Dining Room

5.578m x 3.612m (18' 4" x 11' 10") [Measurements taken to furthest point of room and incorporating kitchen and dining area]  
Vinyl flooring at kitchen end up to adjoining dining area. Hardwood effect laminate flooring into dining area. A range of wall and base units and breakfast bar island, incorporating hardwood cabinet fronting, Corian work tops and sink and drainer unit with mixer taps. Integrated electric oven and grill. 4-ring electric hob. Plumbed for washing machine and dishwasher. Two ceiling light fittings. Radiator. Power points. Digital boiler heating controls. Vent Axia extractor fan. Partial splash-back wall tiling in kitchen. Two white uPVC surround double glazed windows, overlooking sun terrace and promenade. White uPVC surround double glazed door leading to gated sun terrace with panoramic views over Swansea Bay.

### WC

Hardwood effect laminate flooring. Radiator. Corner wash hand basin. Low level WC. Silavent extractor fan. Cream coloured wall tiling. Ceiling light fitting.

### First Floor Landing

Fitted carpet. Ceiling light fitting. Door leading to airing cupboard with radiator. Single panel radiator. Power points. White uPVC surround double glazed portal window. Carpeted staircase to second floor with hardwood banister. Doors leading to:

### Living Room

5.578m x 3.628m (18' 4" x 11' 11") [Measurements taken to furthest point of room]  
Fitted carpet. White uPVC surround double glazed door to curved, sit-out balcony with stunning panoramic views over Swansea Bay towards Mumbles. Two white uPVC surround double glazed, windows either side with sea views. Radiators. Power and aerial points. Recessed ceiling spotlights. Three wall mounted uplighters.

### Bedroom

3.523m x 2.862m (11' 7" x 9' 5") [Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed window to rear with partial Marina views towards Swansea Arena. Radiator. Power points.

### Bathroom

2.337m x 1.769m (7' 8" x 5' 10") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Fully tiled walls. White three piece suite comprising bath with shower attachment and glass screen, pedestal wash

hand basin with mixer tap, and low level WC with button flush. Shaver point. Stainless steel, high heated towel rail. Ceiling light fitting. Silavent extractor fan.

### Second Floor Landing

Fitted carpet. Power point. Access to part boarded attic. Doors leading to:

### Main Bedroom

3.543m x 3.644m (11' 7" x 11' 11") [Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed window with sweeping views over Swansea Bay. Radiator. Ceiling light fitting. Power and aerial points.

### Shower Room

2.489m x 1.742m (8' 2" x 5' 9") [Measurements taken to furthest point of room]

Vinyl flooring, recessed ceiling spotlights. Walk-in shower enclosure with glass screen, rainfall shower and attachment. Wash hand basin with mixer tap in vanity unit. Low level WC with button flush. Stainless Steel, high heated towel rail. Fully tiled walls with central mosaic band.

### Bedroom

4.422m x 2.877m (14' 6" x 9' 5") [Measurements taken to furthest point of room, not including wardrobe space]

L-shaped room with deep fitted wardrobe area. Fitted carpet. Ceiling light fitting. Radiator. Power points. White uPVC surround double glazed window to rear with partial Marina views towards Swansea Arena.

### Bedroom

1.829m x 3.643m (6' 0" x 11' 11") [Measurement taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with sweeping sea views. Radiator. Power points.

### Exterior

Elevated, South facing sun terrace with sweeping views over Swansea Bay and gate to promenade. Integral single garage, housing boiler.

### Tenure & Utilities (as of February 2025)

Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining)

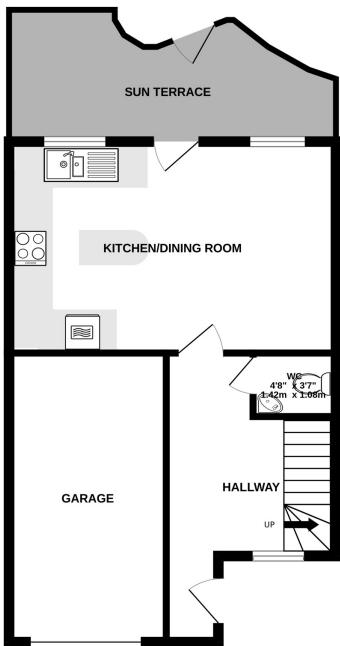
Service Charge: £1,782 (half yearly)

Ground Rent: Peppercorn

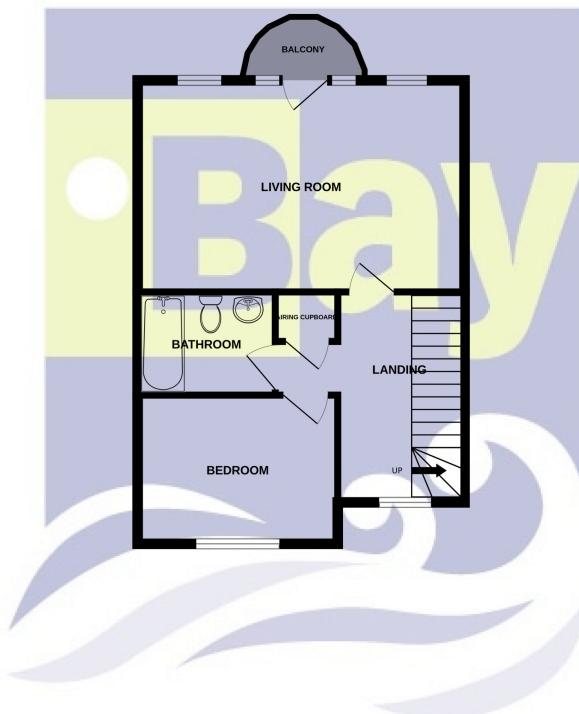
Council Tax Band: G



GROUND FLOOR



1ST FLOOR

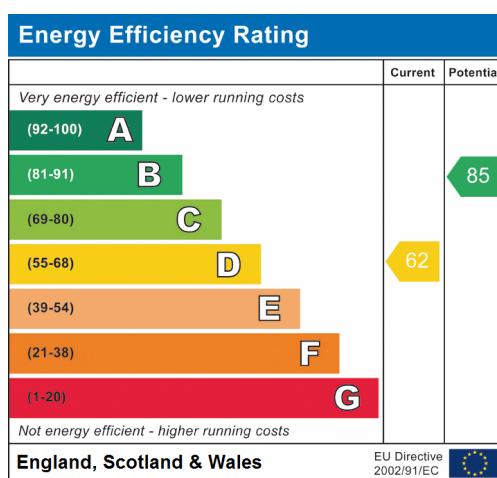


2ND FLOOR



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 sale purposes only and may not 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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