



# Patagonia Walk, Maritime Quarter, Swansea, West Glamorgan SA1 1XY

- Balcony with Living Room & Bedroom Access
- Stylish & Versatile Living Space
- Beautifully Presented Two Bedroom Apartment
- Top Floor



## PROPERTY DESCRIPTION

### PROPERTY FEATURES

- Beautiful quality two bedroom apartment
- Central Marina location
- Stylish, well-lit and versatile living space
- Feature double balcony accessed from living room and bedroom
- Tastefully decorated in crisp and contemporary style
- Allocated parking
- Furniture package negotiable
- Perfect for residential or investment purchase.



# ROOM DESCRIPTIONS

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## Property Description

Bay are delighted to offer for sale, this beautifully presented, two bedroom apartment in the heart of Swansea's Maritime Quarter. Situated on the second floor and finished to a high standard, the property has been renovated with care and attention to detail, resulting in a stylish, versatile living space. The property briefly comprises an open-plan living room with dining area and adjoining kitchen kitchen with breakfast bar, bathroom with rainfall shower and two double bedrooms. The property's standout feature among many is a unique double balcony, accessed both from the living room and main bedroom. Tastefully decorated in crisp and contemporary style with recessed spot lighting. Allocated parking. Electric Heating. Viewing is highly recommended. Virtual tour available!

## Hallway

Entrance hallway fitted with hardwood effect laminate flooring. Ceiling light fitting. Hardwood entrance door. Door leading to airing cupboard, housing water tank. Wall mounted panel heater. Wall mounted entrance phone. Electricity consumer unit. Access to roof space, partially boarded and runs the full size of the property with access ladder.

## Living Room Area

5.646m x 6.399m (18' 6" x 21' 0") [Measurements taken to furthest point of room to include kitchen space]

Versatile living room area incorporating a dining area. Hardwood effect laminate flooring. uPVC surround double glazed window to side and window and patio door to front, opening onto a double balcony overlooking the courtyard. Two wall mounted panel heaters. Recessed ceiling spotlights. Walls painted in neutral colours. Power points.

## Kitchen Area

Hardwood effect laminate flooring. A range of wall and base units, incorporating grey laminate worktop and breakfast bar to living room area, black resin sink and a half and a drainer unit. Integrated oven, hob, overhead extractor hood and splash-guard. Integrated slimline dishwasher. Space for fridge/freezer and plumbed for washing machine. Power points. uPVC surround double glazed window with courtyard views.

## Main Bedroom

2.930m x 4.538m (9' 7" x 14' 11") [Measurements taken to furthest point of room ]

Fitted carpet. uPVC surround double glazed window and patio door accessing double balcony overlooking courtyard. Ceiling light fitting.

Panel heater. Power points.

## Bedroom

2.665m x 3.649m (8' 9" x 12' 0") [Measurements taken to furthest point of room ]

Fitted carpet. uPVC surround double glazed window overlooking courtyard. Ceiling light fitting. Panel heater. Power points.

## Bathroom

1.665m x 1.738m (5' 6" x 5' 8") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Recessed ceiling spotlights. uPVC surround double glazed window. White three piece suite comprising wash hand basin in unit with mixer tap, low level WC with button flush and paneled L-shaped bath with glass shower screen, rainfall shower and attachment. Shaver point. Partial splash-back wall paneling, full paneling behind bath.

## External

Allocated parking in communal car park. Balcony seating area accessed from the living room and main bedroom.

## Tenure & Utilities

Tenure: Leasehold with 87 years remaining (125 years less 3 days from 24 June 1985)

Annual Service Charge: £1,900 Ground Rent: £100

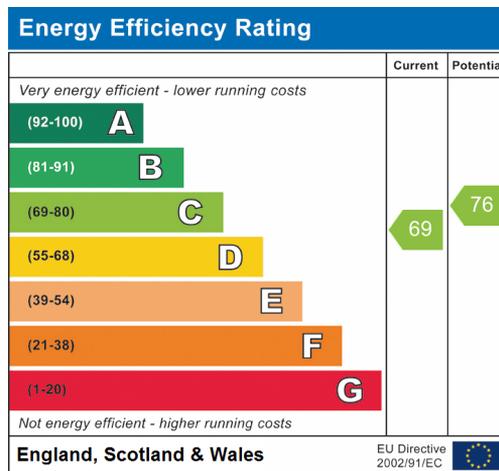
Management Company: RMG Property Management

Council Tax: Band E

## Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.





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