



Marina Villas, Trawler Road, Maritime Quarter, Swansea, West Glamorgan SA1 1FZ

- One Bedroom Apartment
- River Views
- Sit-out Balcony
- Furniture Package Negotiable
- Affords Uninterrupted Late Afternoon/Evening Sun through to Dusk/Sunset
- Allocated secure Bay within gated courtyard.



PROPERTY DESCRIPTION

Bay is delighted to offer for sale this modern, one bedroom apartment set in the heart of the Maritime Quarter. Elegant and low-maintenance, this first-floor one-bedroom apartment occupies a superb Marina-side location in Swansea's vibrant SA1 Waterfront. Contemporary finishes and thoughtfully designed living space, means that the property offers excellent appeal for professionals, first-time buyers, or investors alike. Corner positioned, the apartment has lift access and briefly comprises an entrance hallway with storage cupboards, an open-plan, well-proportioned living room/dining area that opens onto a sit-out balcony with views over the Marina, River Tawe and Sail Bridge. Flooded with natural light, the living room adjoins an integrated kitchen with integrated appliances. There is a double bedroom, and modern bathroom with shower over bath. Gated entryway with allocated parking. Electric heating. Affords uninterrupted late afternoon/evening sun through to dusk/sunset. Situated within walking distance of Swansea Marina, the Arena, the city centre, cafes, restaurants, and the beach, this apartment makes for an enviable location. Approx 5 mins walk to Beach and 10 mins to City Centre. Please refer to Ofcom checker for mobile signal and coverage. Furniture package negotiable for turn-key purchase. At time of publication: Leasehold: 125 years from 1 August 2008 (108 years remaining at time of publication). Service Charge: £2,649.81 p.a.(1st Nov 24' - 31st Oct 25') Ground Rent: £125 paid bi-annually (March/Oct @£62.50). Council Tax: Band D EPC: D.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Recessed ceiling spotlights. Electric panel heater. Doors to airing and storage cupboards. Wall mounted intercom. Doors leading to:-

Living Room Area

4.655m x 3.502m (15' 3" x 11' 6") [Measurements taken to furthest point of living room area and to kitchen area partition. Irregular sided room]

Beautifully presented living area, flooded with natural light through floor-to-ceiling windows and balcony door, the room opens onto a private balcony with captivating views over the Marina, River Tawe and café courtyard below - ideal for morning coffees or evening relaxation. The space features elegant wood-effect laminate flooring throughout and is tastefully decorated in soft neutral tones,. A sleek wall-mounted fire effect heater adds a cosy and stylish focal point. Pendant ceiling light fitting.

Kitchen Area

1.878m x 3.502m (6' 2" x 11' 6") [Measurements taken to furthest point of kitchen area, to partition]

Hardwood effect laminate flooring. Recessed ceiling spotlights. This stylish and well-appointed kitchen features contemporary wood-effect wall and base units, paired with sleek black worktops, creating a warm and modern aesthetic. Integrated oven, dishwasher, electric hob, and stainless steel extractor hood. Stainless steel sink and drainer unit. Integrated fridge/freezer and washer/dryer. Efficiently designed and perfect for both everyday cooking and entertaining.

Bedroom

3.638m x 3.299m (11' 11" x 10' 10") [Measurements taken to furthest point of room to include hallway cupboard space. Irregular sided room]
Fitted carpet. Feature wall. Pendant ceiling light fitting. Panel heater. Floor-to-ceiling window with views over the

Marina and River Tawe.

Bathroom

1.694m x 1.878m (5' 7" x 6' 2") [Measurements taken to furthest point of room]

Stylish bathroom with three piece white bathroom suite, including a low level WC and pedestal wash hand basin with handy built-in shelf above, and bath with shower over and glass screen. Tiled floor and fully tiled walls. Recessed ceiling spotlights. Heated towel rail. Includes Active Ventilation System.

External

Allocated secure Bay within gated courtyard.

Tenure & Utilities (as of July 2025)

Leasehold: 125 years from 1 August 2008 (108 years remaining at time of publication)

Service Charge: £2,649.81 p.a. (1st Nov 24' - 31st Oct 25').

Ground Rent: £125 paid bi-annually (March/Oct @£62.50).
Council Tax: Band D

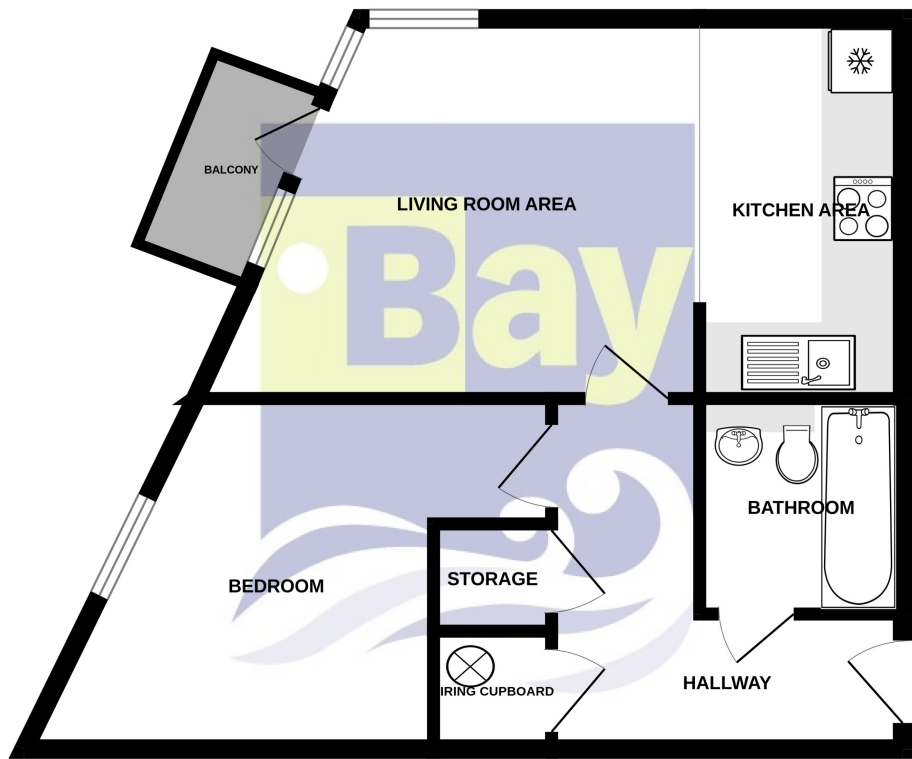
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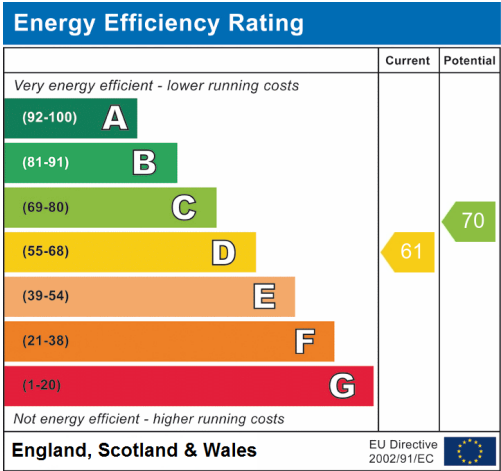




GROUND FLOOR



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 illustrative purposes only and should 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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