

FOR SALE

£180,000 Leasehold



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

- Two Bedroom Maisonette
- Enclosed Patio Garden
- Sit-Out Balcony
- Electric Heating



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this well-presented two bedroom maisonette. Situated in Swansea's Maritime Quarter, the accommodation is set over two floors and briefly comprises an entrance hallway, main bedroom with door to an enclosed gated patio, second bedroom, and bathroom to the ground floor. Upstairs there is a living room, opening onto a kitchen area with space for dining. The living room accesses a sit-out balcony with courtyard views. Electric heating. Benefiting from an allocated parking space and enclosed private patio space. Well located for access to the seafront promenade and local shops and restaurants around the Marina basin. Viewing is highly recommended. Immersive virtual tour available! Leasehold: 125 years (less 3 days) from 31 July 1987 (87 years remaining). Council tax: Band E. EPC Rating: D. Service Charge (as of Aug 2024): £1,324.99 (paid half yearly).



ROOM DESCRIPTIONS

Hallway

White uPVC surround double glazed entrance door. Fitted carpet. ceiling light fitting. Economy 7 storage heater. Electricity consumer unit. Carpeted stairs to first floor. Doors to:-

Main Bedroom

3.739m x 2.748m (12' 3" x 9' 0") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window and door to enclosed patio area. Electric panel heater.

Second Bedroom

2.480m x 3.515m (8' 2" x 11' 6") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window.

Bathroom

1.732m x 1.635m (5' 8" x 5' 4") [Measurements taken to furthest point of room]
Tiled flooring. Ceiling light fitting. White three piece suit comprising bath with shower attachment, pedestal sink, and low level WC. Splash-back wall tiling.

Living Room Area

5.680m x 2.830m (18' 8" x 9' 3") [Measurements taken to furthest point of room]
Carpeted staircase from ground floor. Hardwood effect laminate flooring. Two ceiling light fittings. White UPVC surround double glazed window and door, accessing sit-out balcony. Economy 7 storage heater. Archway to kitchen/diner area.

Kitchen/Diner

2.390m x 5.135m (7' 10" x 16' 10") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring in dining area. White uPVC surround double glazed window to side. Tiled flooring into kitchen. Ceiling light fitting. White uPVC

surround double glazed window. A range of wall and base units, incorporating a laminate work surface with inset stainless steel sink and drainer unit. Space for oven. Plumbed for washing machine. Extractor fan. Partial splash-back wall tiling.

External

Allocated parking space. Private enclosed gated patio.

Tenure & Utilities (as of August 2024)

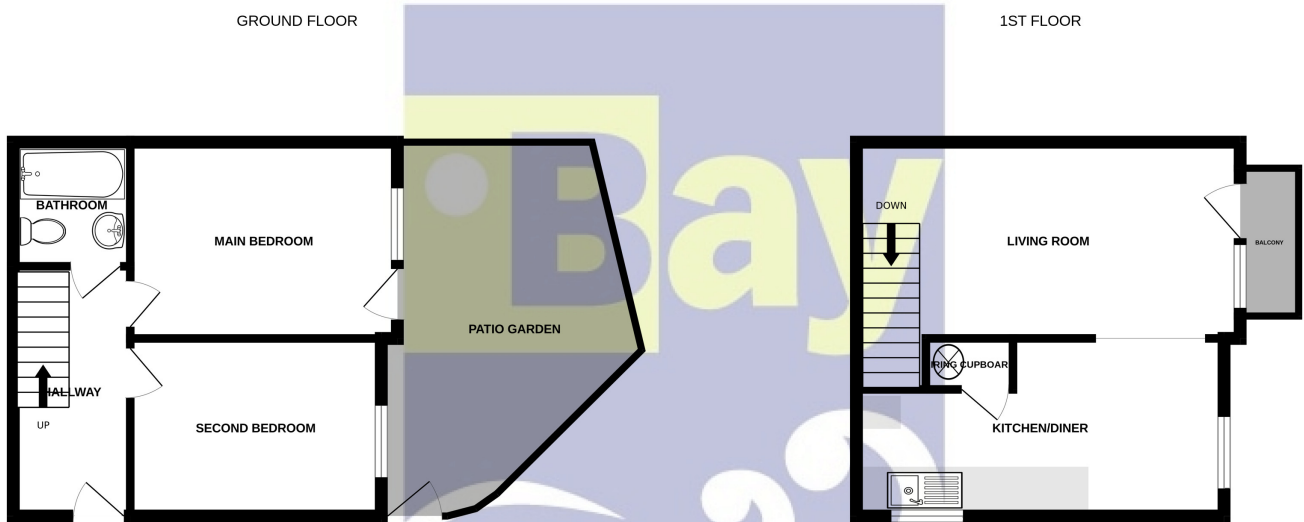
Leasehold: 125 years (less 3 days) from 31 July 1987 (87 years remaining)
Service Charge: £1,324.99 (paid half yearly)
Ground Rent: a peppercorn (if demanded)
Council tax: Band E
EPC Rating: D

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.



FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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