

# John. Francis

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The Property  
Ombudsman



**NEW PRICE**



## **2 Camona Drive, Maritime Quarter, Marina SA1 1YJ**

**Offers in the region of £200,000**

**Duplex Apartment  
NO CHAIN  
Allocated Parking  
Recently Re-Decorated  
Newly Fitted Modern Kitchen**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**KJ/DT/70991/210619**

**DESCRIPTION**

Executive Style Apartment  
In Desirable Marina  
Location With Views Of  
Swansea Bay.

The current owners have re-designed and re-decorated this beautifully presented property to an excellent standard. The property benefits from a large living area with balcony views of the Sea below.

Situated in this extremely popular, modern development which offers easy access to the foreshore and the many bars and restaurants that the marina and the city centre offers.

We at John Francis believe this realistically priced home is suitable for professional couples and investors alike, looking for that high end living.

**GROUND FLOOR**

**ENTRANCE & STAIRWELL**

Door into private entrance to front elevation, Stairs to first and second floor landings, double glazed port hole window, telephone point, electric heater, door into entrance hall.

**INNER ENTRANCE HALL**

Circular frosted window to front, stairs to upper floor, electric heater, door to storage cupboard with shelving, carpet.

**BEDROOM ONE**

4.4 x 3.4 (14'5" x 11'2")  
Double glazed window to side, electric heater, coving to ceiling, carpet.

**BEDROOM TWO**

4.4 x 3.4 (14'5" x 11'2")

Double glazed window to side, electric heater, coving ceiling, carpet.

**FAMILY BATHROOM**

3.7 / 1.9 x 2.1 / 1.1 (12'2" / 6'3" x 6'11" / 3'7")

A modern 4 piece suite comprising of a pedestal wash basin with mixer tap, low level WC, fitted free standing shower with glass screen and corner bath, tiled walls, tiled floor, coved ceiling, frosted double glazed window to rear.

**TOP FLOOR LANDING**

Circular frosted window to front, airing cupboard housing water tank, doors to:

**KITCHEN**

Fitted with matching white gloss soft close wall and base units with a black speckled worktop over, stainless steel sink with mixer tap and drainer, tiled splash-back, breakfast bar area, integrated fridge/freezer, integrated electric Beko oven with 4 ring Cooke and Lewis glass hob with polished chrome splash-back and extractor fan over. Double glazed window to rear, plumbing for washing machine, dimmer spotlights, coved ceiling, tiled floor.

**LIVING AREA**

4.5 x 6.8 (14'9" x 22'4")  
Two double glazed french doors leading out to balconies with views, ceiling spotlights, coved ceiling, TV and telephone points, modern electric heater, wall mounted electric fire, carpet.

**EXTERNALLY**

There is an allocated parking area which is space 10.

**SERVICES**

We are advised that mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**FACEBOOK & TWITTER**

Follow us on twitter @JohnFrancisSwan or on facebook www.facebook.com/JohnFrancisEstateAgents

**TENURE**

We are advised that the property is Leasehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our office in Swansea, proceed up Walter Road and take the first available left and travel down to St Helens Road. Turn left and proceed to Kingsway Junction. Turn right and proceed through 2 sets of lights. At the third traffic lights, turn right and take the first left at the next set of lights. Proceed passing the Marriott Hotel onto Trawler Road, passing the grape and olive. Take the next right hand turn into Camona Drive, where the property is at the end of the car park.

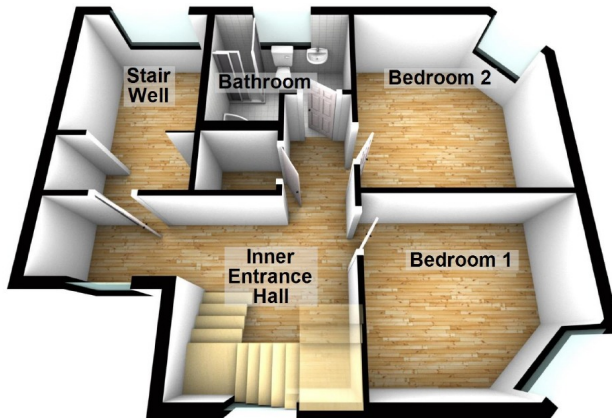
Ground Floor



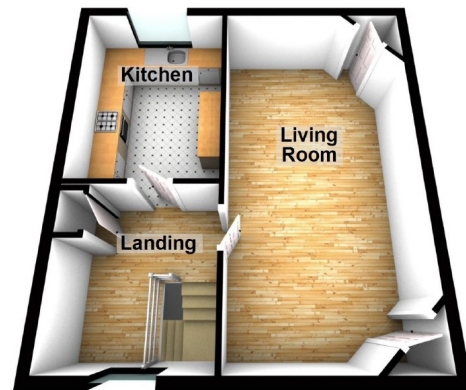
First Floor



Second Floor



Third Floor



For illustration purposes only. Not to scale.

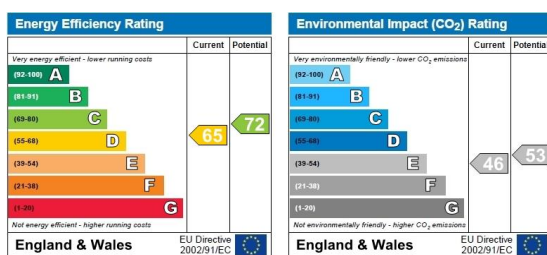
Plan produced using PlanUp.

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