



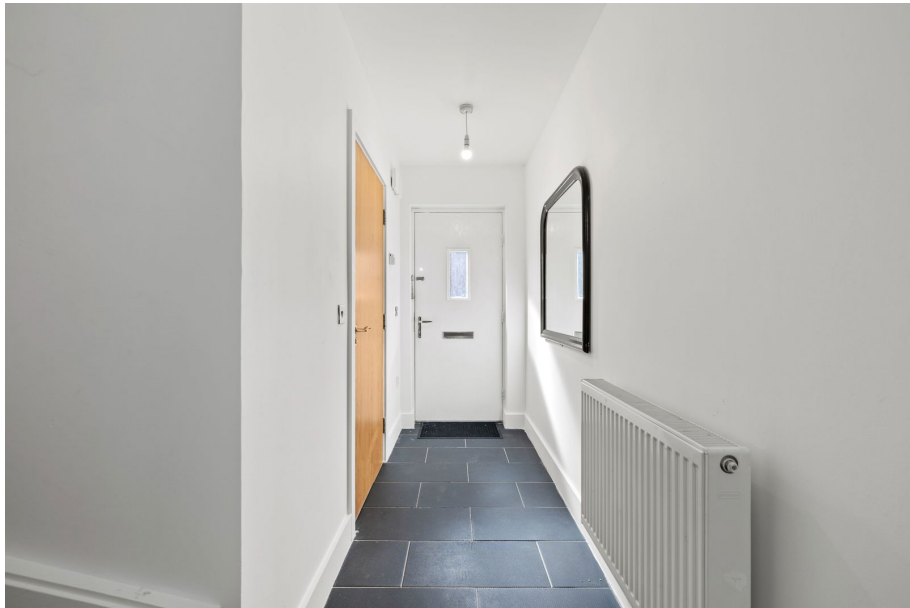
9 Yr Hafan,

Offers In Region Of £375,000

 3  3  2



- No Onward Chain
- Three Double Bedrooms
- First-Floor Living & Dining With Balcony
- Three Bathrooms
- Separate Utility Room
- Energy-Efficient, PV Solar Panels
- Waterside Setting Close To Beach & Coastal Paths
- Short Walk To City Centre & Swansea Train Station

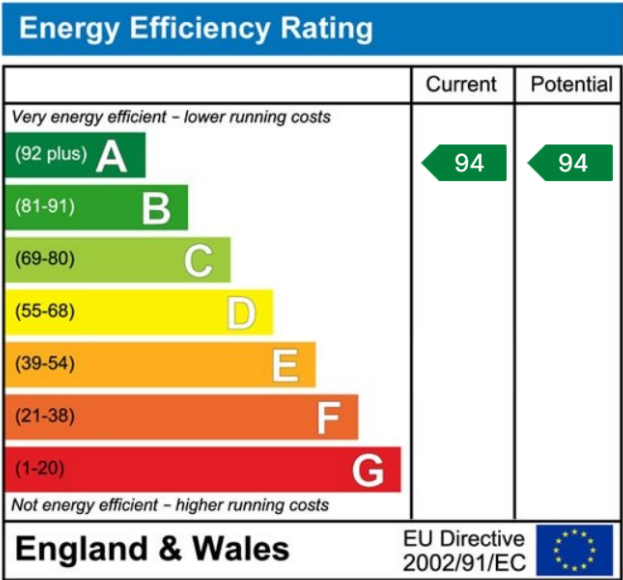


Offered with no onward chain, this end-terrace townhouse is set within Swansea Marina, one of the city’s most sought-after addresses. Arranged over three floors, it provides three double bedrooms, three bathrooms, and a first-floor living and dining area that opens onto a private balcony. The ground floor garage has been converted to create an additional reception room, ideal for home working or family use, with the option to revert to parking if preferred. The property is move-in ready for someone to add their own stamp. A standout feature is the **solar panel** system, with the whole house running from the PV panels, keeping running costs low and efficiency high.

The area is renowned for its waterside setting and easy access to the beach and coastal paths. The area is home to a range of popular cafes, restaurants, and bars, all within walking distance, as well as the convenience of the city centre and Swansea train



TOTAL FLOOR AREA: 1313sq ft (122.0 sq m.) approx.
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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Swansea, Mumbles & Gower

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