



## St Margarets Court, offers over £340,000

- 4 Bedroom Townhouse
- Off-Street Parking For 2 Cars
- Walking Distance To Local Amenities
- Modern Throughout
- Integral Garage For Additional Storage
- EPC Rating: C



 4  2  2



## About the property

An immaculately presented four bedroom town house offered for sale with no ongoing chain. Situated in the Maritime Quarter of Swansea's vibrant SA1 development. Within easy reach of Swansea's bustling City Centre, Swansea Marina and the breathtaking Gower peninsula, it's location for those who want to experience a busy lifestyle with access to the coast and city elements that Swansea offers. A modern, spacious four bedroom home spread over 3 floors. The ground floor includes a bedroom, shower room, utility and access into the integral garage. On the first floor there's a spacious kitchen/dining space, living room and lounge, whilst on the second floor there are 3 bedrooms one being the master bedrooms with en-suite and family bathroom. The property further benefits off road parking for 2 cars. Please call Peter Alan Swansea to arrange a viewing on 01792 641481 or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

Door to enter, tiled flooring, doors to; storage, garage, shower room, bedroom 3, utility and 2 under stairs storage one housing the wall mounted boiler and stairs to first floor.

#### Garage

8' 6" x 17' 8" ( 2.59m x 5.38m )

Concrete flooring with up and over garage door to front to access with car.

#### Shower Room

Tiled flooring, part tiled walls, WC, wash hand basin with mixer tap and shower cubical.

#### Bedroom 3

8' 5" x 12' 9" Max ( 2.57m x 3.89m Max )

Tiled flooring and double glazed window to rear.

#### Utility Room

7' x 7' 11" ( 2.13m x 2.41m )

Double glazed window, tiled flooring, base fitted unit with work top over, inset stainless steel sink with hot and cold taps space for washing machine and space for dryer.



## First Floor

### Landing

Tiled flooring, doors to kitchen and living room, double doors opening to lounge and stairs to second floor.

### Living Room

13' 2" Max x 16' 7" ( 4.01m Max x 5.05m )

Double glazed window to front, double glazed door to Juliet balcony and tiled flooring.

### Lounge

9' x 10' 7" ( 2.74m x 3.23m )

Tiled flooring.

### Kitchen/dining Room

10' 11" x 16' 7" ( 3.33m x 5.05m )

Double glazed window to front, double glazed door to balcony, tiled flooring, fitted with a matching range of wall and base units with work top over, inset stainless steel sink, gas hob with hood over, integrated double oven, space for dish washer and space for fridge/freezer.

## Second Floor

### Landing

Fitted carpet, doors to 3 bedrooms and door to bathroom.

### Bedroom 1

16' 7" x 10' 6" ( 5.05m x 3.20m )

Double glazed windows to rear, door to balcony, fitted carpet and door to en-suite.

### En Suite

Tiled flooring, part tiled walls, WC, wash hand basin with mixer tap and shower cubical

### Bedroom 2

14' 5" Max x 9' 2" Max ( 4.39m Max x 2.79m Max )

Double glazed window and fitted carpet.

### Bedroom 4

10' 11" x 7' 2" ( 3.33m x 2.18m )

Double glazed window and fitted carpet.

### Bathroom

Tiled flooring, part tiled walls, WC, wash hand basin with mixer tap, bath tub with over bath shower.

### Outside

#### Front

Driveway to front with 2 parking spaces.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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