



## 13 Emily Court, Swansea, SA1 8RA

**£415,000**

Located in the desirable Emily Court, SA1, this modern three-bedroom end-terrace town house spanning over three floors. The property welcomes you with an inviting entrance hall that leads to a convenient WC, a spacious kitchen/dining room and a versatile study that could serve as a fourth bedroom. The first floor offers a haven of comfort, featuring a lounge with a charming balcony, a master bedroom complete with an en-suite, while the second floor boasts two additional double bedrooms and a family bathroom. A paved courtyard, accessible from the kitchen/dining room, providing a secluded outdoor space perfect for relaxation or al fresco dining. The location is equally impressive, offering lovely walks along the waterfront and easy access to SA1's vibrant restaurant scene. With parking for two vehicles and a generous 1,335 sq ft of living space, this townhouse offers both style and functionality. Whether you're in search of a family home or a place to entertain, this property is the perfect blend of modern living, convenience and a prime location. Don't miss the chance to make this exceptional house your home.

## The Accommodation Comprises

### Ground Floor

#### Hall



The entrance hall welcomes you through a front door accented by a side window, allowing natural light to filter in. The space features sleek vinyl flooring, staircase leads to the first floor and radiator.

#### Kitchen/Breakfast Room 15'9" x 11'2" (4.79m x 3.40m)



The kitchen is well-appointed with a range of wall and base units, providing ample storage space with worktops above. It features a 1+1/2 bowl sink unit and is equipped with modern appliances, including a built-in fridge/freezer, dishwasher and washing machine. For cooking, there's a built-in electric double oven and four ring gas hob with an extractor hood and a built-in microwave. The space is complemented by tiled

flooring, ceiling spotlights and a radiator. Double glazed window to the front and double glazed patio door leading to the courtyard garden ensure plenty of natural light.

#### Another Aspect Of The Kitchen/Breakfast Room



#### Bedroom 4/Dining Room 12'6" x 7'9" (3.80m x 2.35m)



The current owner has beautifully repurposed this versatile space as a dining room, creating a welcoming area for meals and gatherings. It features double-glazed windows to both the front and side, vinyl flooring, radiator. This room offers flexibility to suit your needs, whether as a dining room, bedroom or home office.

## WC



The ground floor WC is fitted with a two-piece suite, including a wash hand basin and WC. It features a tiled splashback, extractor fan for ventilation and a heated towel rail, tiled flooring.

## First Floor

### Lounge 16'0" x 11'1" (4.90m x 3.40m)

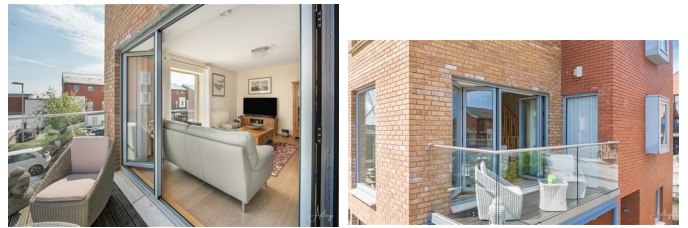


The lounge is a bright and inviting space, featuring a full-height double glazed window to the side that floods the room with natural light. The area is enhanced by sleek laminate flooring and a radiator. A staircase leads to the second floor, adding a modern touch to the layout. The bi-fold doors open up to a sit-out balcony, offering a perfect spot for relaxation and enjoying the outdoors.

## Another Aspect Of The Lounge



## Balcony



## Master Bedroom 13'6" x 11'1" (4.14m x 3.40m)



The master bedroom is a spacious and light filled retreat, boasting double glazed windows to the side and front with a full height double glazed window facing the balcony creating a bright and airy atmosphere. The room features laminate flooring and a radiator for comfort. A door leads to the en-suite, adding convenience and privacy to this well-appointed space.

## En-suite

The en-suite is designed with a three-piece suite, including a wash hand basin, a tiled shower cubicle, and a WC. It features a heated towel rail, tiled flooring, ceiling spotlights, extractor fan for ventilation and a frosted double glazed window to the side.

## Second Floor

### Landing

Radiator, laminated flooring, access to loft which is boarded with a pull down ladder.

### Bedroom 2 16'1" x 11'2" (4.89m x 3.40m)



Double glazed window to side, laminate flooring, radiator.

### Bedroom 3 13'7" x 11'0" (4.14m x 3.36m)



Double glazed windows to front and side, laminate flooring, mirror fronted wardrobes, radiator.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, heated towel rail, tiled flooring, ceiling spotlights, extractor fan for ventilation, frosted double glazed window to side.

### External

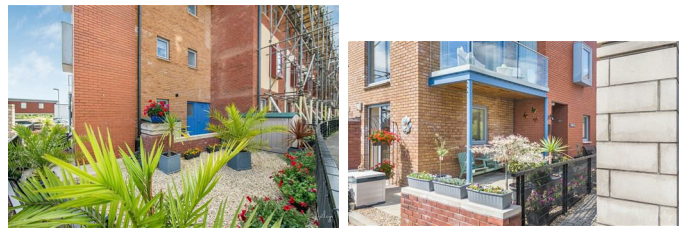


The property boasts a low-maintenance rear garden, featuring a gravelled surface and a convenient bike/storage room that also houses the boiler, pump and water tank for the sprinkler system.

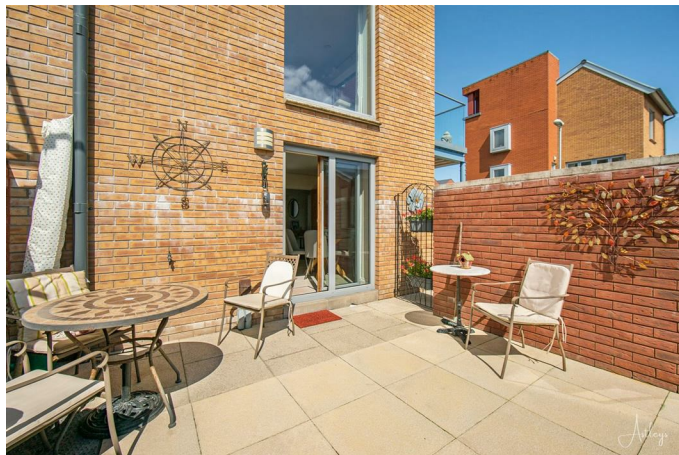
At the front, a charming iron fence and gate lead to the front door, surrounded by a paved patio and gravelled borders. Additionally, the property offers two off-road parking spaces bordered by shrubs.

A paved, enclosed courtyard, accessible from the kitchen/dining room, provides a private outdoor space perfect for relaxation or dining.

### External



## Courtyard



Tenure - Freehold

Service charge A- All 30 properties in the cul-de-sac are share holders and they appoint Remus 2024 £481.00

SA1 Charge - £410.00 a year can be paid annually or monthly.

Solar Panels - Owned by the vendor

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage- EE Vodafone Three O2

Broadband -Basic 12 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

## Parking Bay



## Aerial Images

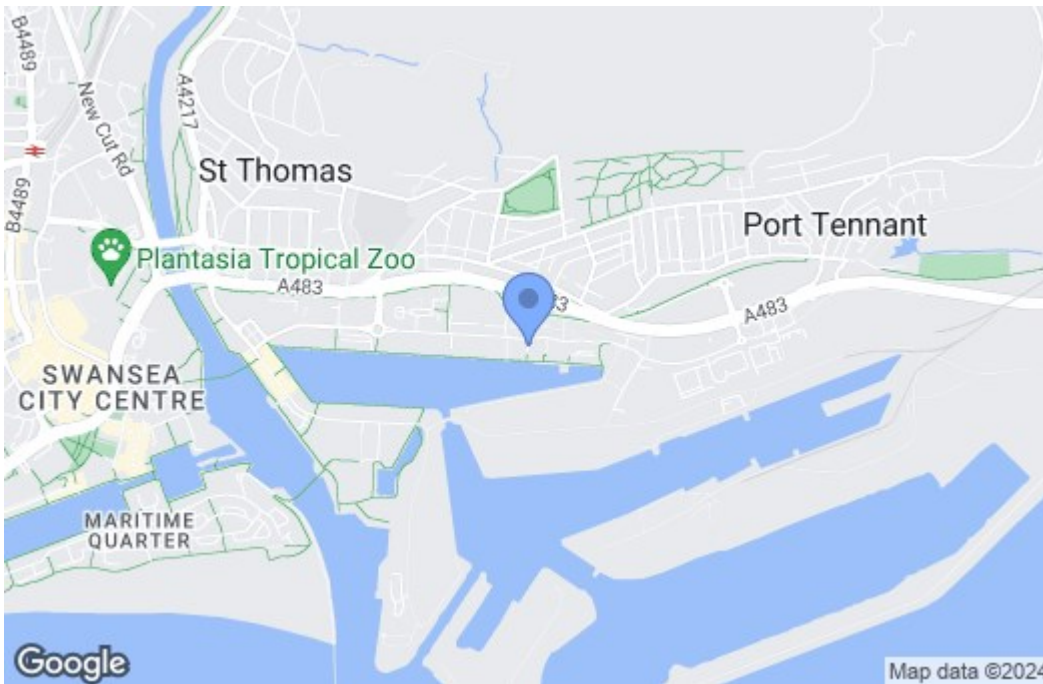


## Agents Note

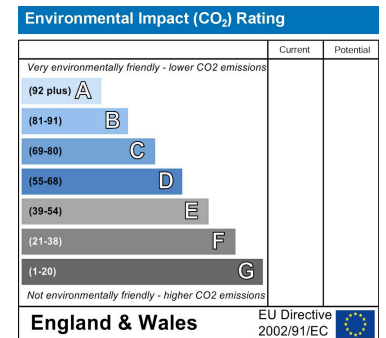
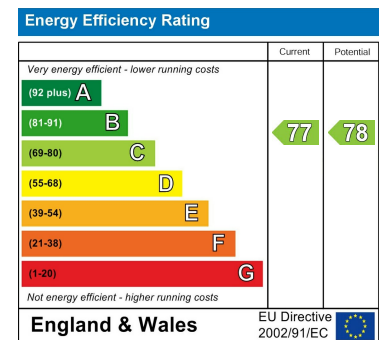
# Floor Plan



# Area Map



# Energy Efficiency Graph



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