



## 56 Fishermans Way, Maritime Quarter, Swansea, SA1 1SU

**Asking Price £220,000**

A very well presented second floor apartment in a central location of Swansea's Maritime Quarter. Within walking distance of the seafront and marina, the location also benefits from easy access to Swansea City centre, the popular area of Mumbles further down the bay and to the west the M4 corridor.

The property compromises of a hallway with two storage cupboards, lounge and kitchen areas, two bedrooms (en-suite off the master bedroom) and bathroom. Property benefits from electric heating, full double glazing and two Juliet with views of Mumbles Head. There is allocated parking in close proximity to the communal entrance

EPC Rating - C

## **Entrance**

A secure communal staircase leading to the second floor flat via a wood door.

## **Hall**

Laminate flooring, two storage cupboards with one containing a water heater boiler, electric radiator.

## **Kitchen 8'7" x 11'3" (2.62 x 3.44)**



Fitted with a range of eye and base level wood effect units with worktops over, inset 1½ bowl sink and drainer, two vertically stacked integrated electric ovens and electric four ring hob with chimney style extractor over. Double glazed window, laminate flooring.

## **Lounge 17'5" x 11'3" (5.31 x 3.44)**



Double glazed window, double glazed french doors leading to the Juliet balcony with views of Swansea Bay and Mumbles Head, laminate flooring, electric heater.

## **Bedroom 1 11'10" x 11'11" (3.60 x 3.64)**



Double glazed french doors leading to a Juliet balcony, laminate flooring, electric heater, door to en-suite.

## **En - Suite**



Three piece suite comprising of pedestal wash hand basin, WC and shower cubicle. Tiled floor and walls, heated towel rail.

## **Bedroom 2 8'2" x 11'11" (2.50 x 3.64)**



Double glazed window, laminate flooring, electric heater.

## Bathroom



Three piece suite comprising of pedestal wash hand basin, WC and bath with shower over. Tiled walls and flooring, heated towel rail.

## External



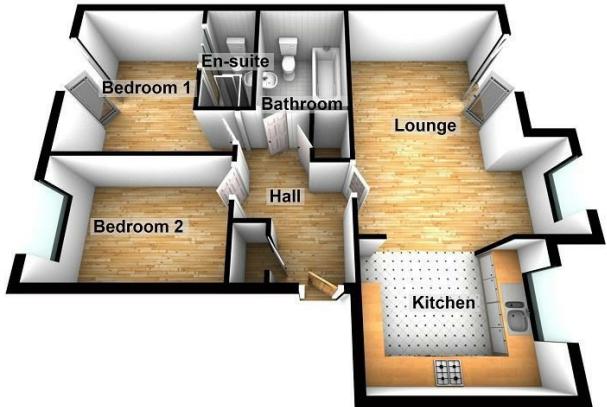
Allocated parking space.

## Floor Plan

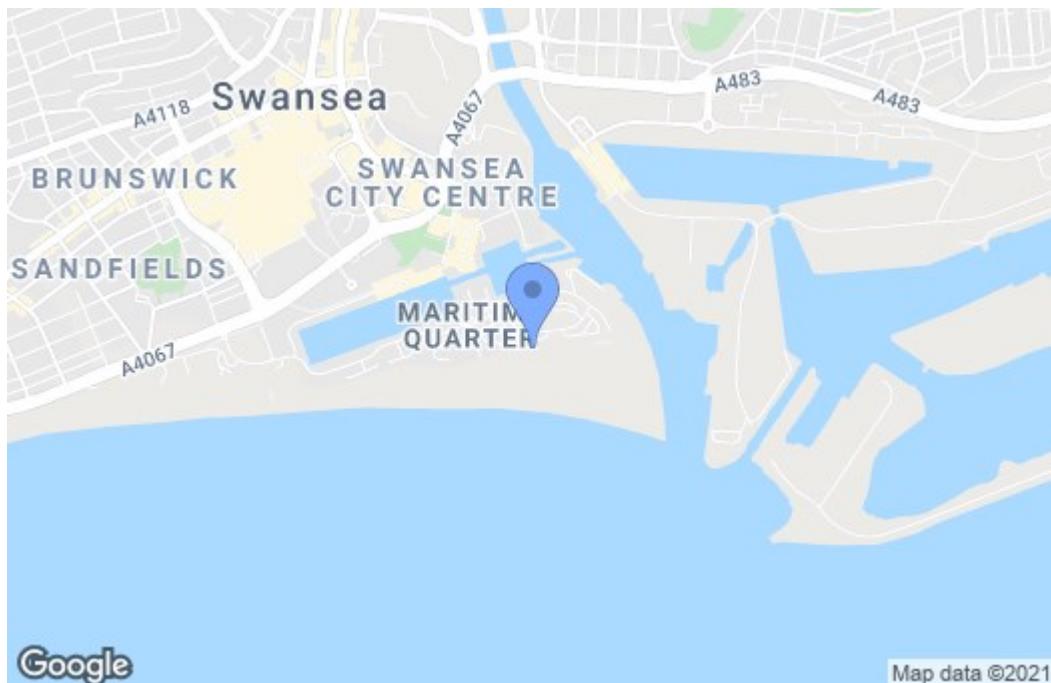
**Floor Plan**



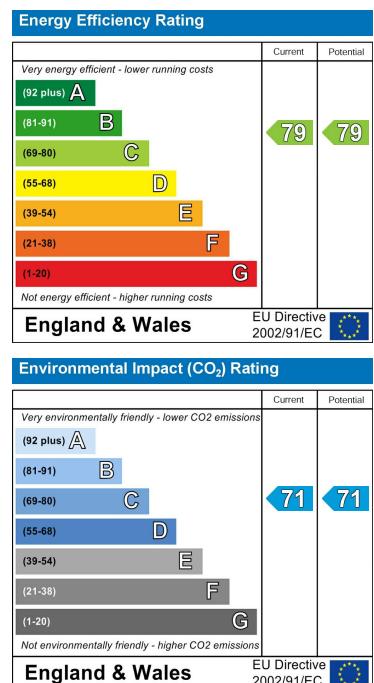
**Floor Plan**



## Area Map



## Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.