Apartment 98, South Quay, Kings Road Swansea, SA1 8AJ

Two Bedrooms
Two Bathrooms
Two Secure Parking Spaces

LEASEHOLD

1,205 sqft

OFFERS IN THE REGION OF

£295,000

Stylish Waterfront Living with Space, Light and Views at Every Turn.

A Rare Opportunity to Own a Penthouse with Panoramic Views Across Swansea Bay, the Marina and the City Skyline.

Occupying a commanding position within the sought-after South Quay development, this impressive penthouse apartment combines generous proportions, exceptional natural light and far-reaching views in almost every direction. With a private sun terrace, two underground parking spaces and floor-to-ceiling glazing framing both sea and marina vistas, this is city living at its most appealing.

Positioned on the upper floor of this landmark marina development, Apartment 98 offers approximately 1,205sqft of beauti-fully proportioned accommodation designed to make the most of its elevated setting.

The centrepiece of the home is the superb open-plan kitch-en, dining and living room. Measuring over 23ft by 21ft, it is a wonderfully bright space where full-height windows draw in natural light throughout the day whilst framing uninterrupted views across Swansea Bay, the marina entrance and out towards the open sea. The contemporary kitchen sits comfortably within the space, creating an ideal setting for both everyday living and entertaining.

A particular highlight is the substantial private sun terrace which extends across the front of the apartment. Accessible from the principal living space and both bedrooms, it provides a wonderful vantage point from which to enjoy morning coffee, evening sunsets and the ever-changing activity of the waterfront below.

The principal bedroom suite is exceptionally generous, featuring floor-to-ceiling corner windows which capture panoramic mari-na and city views. Complementing the bedroom is a dedicated dressing room and a spacious en-suite shower room. Bedroom two is another comfortable double room with direct access to the terrace and is served by a well-appointed family bathroom.

Throughout, the apartment is presented in good condition and benefits from a bright, contemporary feel enhanced by large expanses of glazing and its elevated penthouse position.

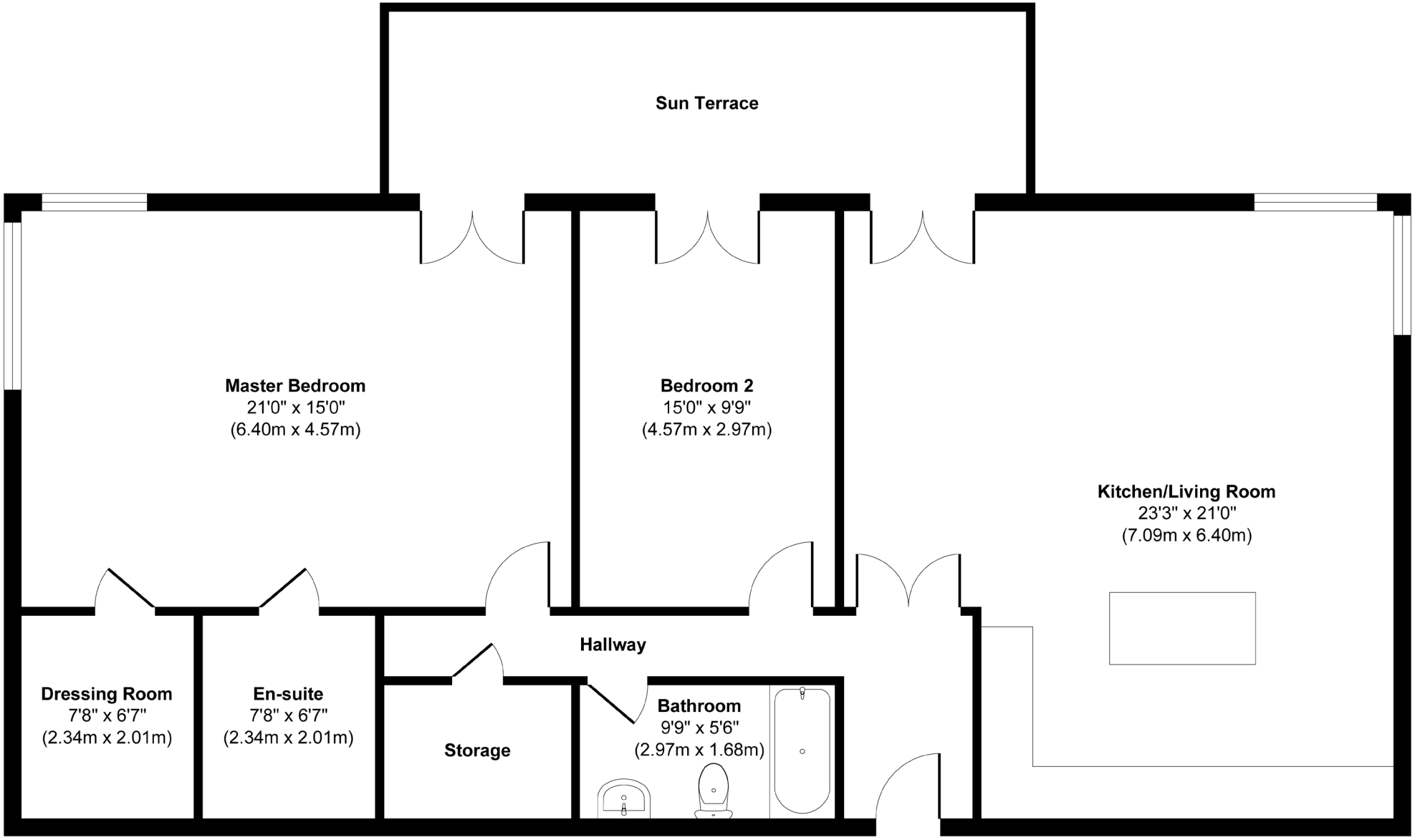
Further benefits include two secure underground parking spaces, lift access, an available EWS1 certificate for mortgage pur-poses and the considerable advantage of being offered to the market with no onward chain.

Tenure:
Leasehold – 150-year lease from 2005

Services:
Mains electricity, water and drainage.
Electric heating

Council Tax Band:
F (£3,095p.a.)

EPC Rating:
D



Floor Plan

Approx. Gross Internal Floor Area 1205 sq. ft / 111.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

The Location

Swansea Marina remains one of South Wales' most desirable waterfront destinations, offering a unique blend of coastal living and city convenience.

From the apartment, the marina basin, waterfront cafés, restaurants and bars are all within a few hundred metres. Swansea City Centre is approximately 0.5 miles away, providing extensive shopping facilities including the city's retail quarter, indoor market and leisure amenities.

The beautiful sweep of Swansea Bay begins almost immediately from the marina, with miles of promenade stretching west towards Mumbles. The popular Marina waterfront walk, National Cycle Network routes and the recently regenerated Copr Bay district are all close at hand.

For commuters, Swansea railway station lies approximately 1.2 miles away, offering direct services to Cardiff, Bristol and London Paddington. Junction 42 of the M4 motorway is approximately 5 miles distant, providing excellent links across South Wales and beyond.

Singleton Hospital is approximately 3 miles away, Swansea University Bay Campus around 1 mile away and Singleton Campus approximately 3 miles away, making the apartment particularly attractive for professionals seeking a central yet scenic base.

The world-renowned beaches and landscapes of the Gower Peninsula are easily accessible, with Caswell Bay approximately 7 miles away and Langland Bay around 8 miles away, allowing owners to enjoy both city and coastal lifestyles with ease.

THE GREENROOM

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