



## St. Christophers Court, offers in excess of £320,000

- 4 Bedrooms
- Town House
- Walking Distance To Amenities
- Ideal Investment Or Family Home
- Parking
- EPC Rating: C



 4  3  3





## About the property

A 4 bedroom mid terraced town house offered for sale with no ongoing chain. Situated in Swansea Marina, within walking distance to local shops, Swansea City centre, public transport links and beach fronts. The accommodation briefly comprises; entrance hall, bedroom, shower room, utility room and garage to the ground floor, to the first floor there is a lounge, dining room and kitchen and to the 2nd floor there are a further 3 bedrooms, master with en-suite and family bathroom. To the outside there is off street parking. This is an ideal investment opportunity or family home. Please contact Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

door to front to enter, laminate flooring, 2 doors to storage, stair case with fitted carpet, door to garage, door to bedroom, door to shower room, door to utility room and door to airing cupboard where boiler is housed.

#### Utility Room

7' 5" x 7' 3" ( 2.26m x 2.21m )

window to rear, tile flooring, base fitted units with work top over, inset stainless steel sink with mixer tap, space for washing machine and space for dryer.

#### Shower Room

tile flooring, tile walls, shower cubicle, wash hand basin with mixer tap and w.c.

#### Bedroom 3

10' 9" x 9' 2" ( 3.28m x 2.79m )

laminate flooring and door with window to rear.

### First Floor

#### Hall

fitted carpet, door to kitchen/ diner, double doors to dining room, door to lounge and stair case with fitted carpet to 2nd floor.





### Lounge

16' 11" max x 14' max ( 5.16m max x 4.27m max )  
double doors to rear, window to rear, laminate flooring and opening to;

### Dining Room

11' 7" x 9' 4" ( 3.53m x 2.84m )  
fitted carpet and opening to;

### Kitchen/ Diner

16' 11" x 10' 2" ( 5.16m x 3.10m )  
window to front, double doors to front to balcony, part tile and part carpet flooring, fitted with eye and base units with work top over, inset stainless steel sink with mixer tap, integrated oven, hob and hood and space for fridge freezer.

### Second Floor

#### Landing

fitted carpet, loft access, doors to 3 bedrooms and door to bathroom.

#### Bedroom 1

16' 11" x 10' 8" ( 5.16m x 3.25m )  
windows to rear, double doors to rear, fitted carpet and door to;

### En-Suite

tile flooring, tile walls, shower unit, wash hand basin with mixer tap and w.c.

### Bedroom 2

13' 9" max x 9' 7" max ( 4.19m max x 2.92m max )  
window to front and laminate flooring.

### Bedroom 4

10' 3" x 7' ( 3.12m x 2.13m )  
window to front and laminate flooring.

### Bathroom

tile flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

### Outside

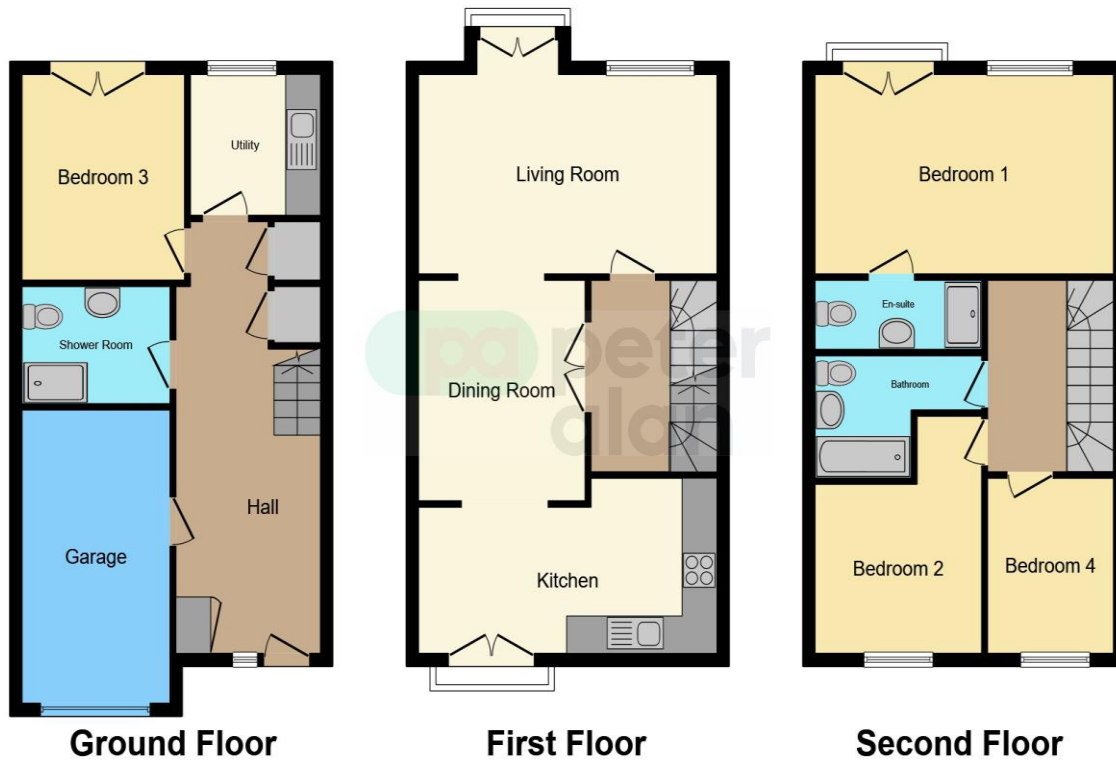
#### Front

block paved drive way creating off road parking and access to garage via up and over door to front.

#### Garage

18' 9" x 8' 1" ( 5.71m x 2.46m )  
up and over door to front to enter, concrete flooring and electricity supply.

## 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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