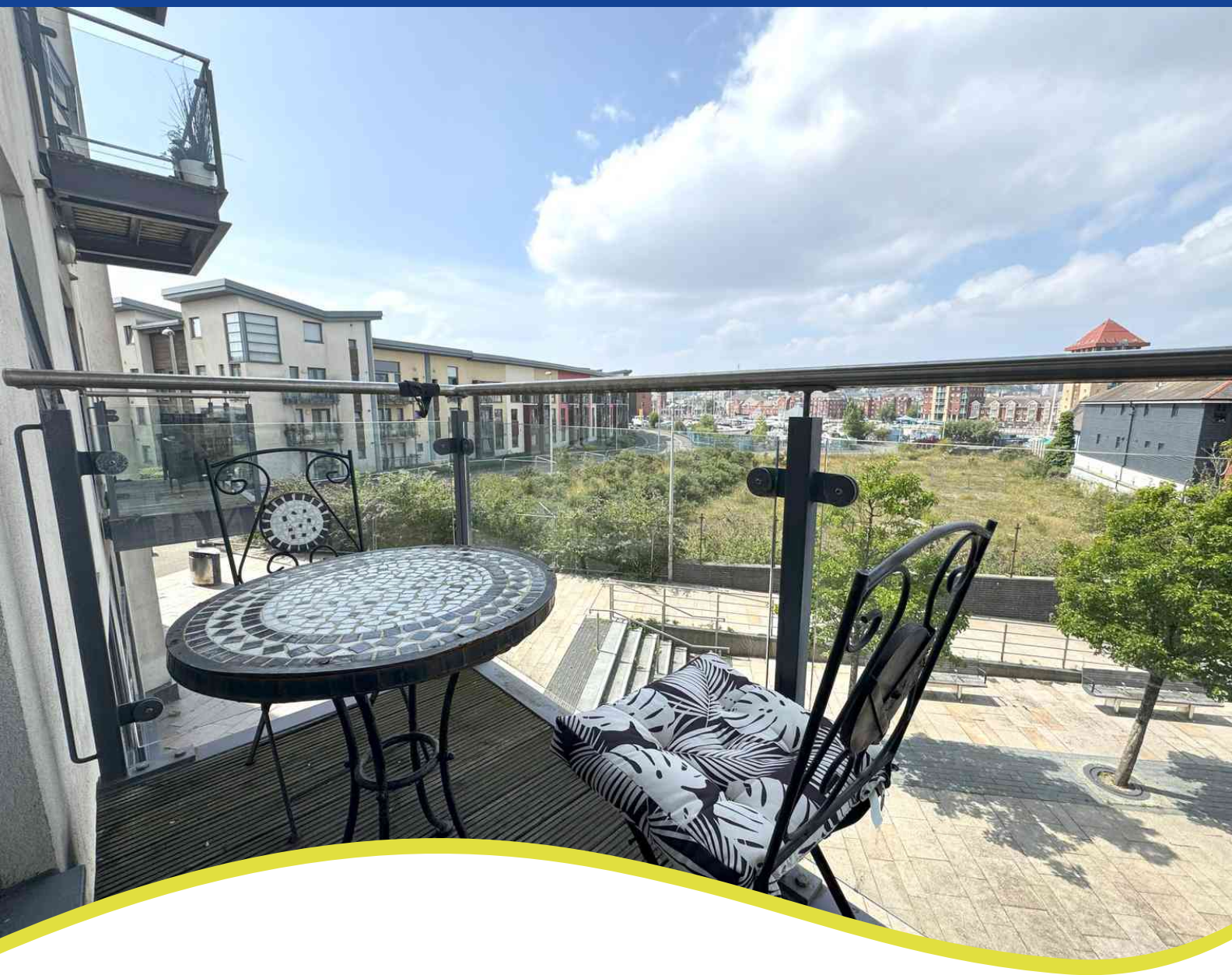
REDUCED

£134,950 Leasehold



Marina Villas, Trawler Road, Maritime Quarter, Swansea, West GlamorganSA1 1FZ

- One Bedroom Apartment
- Furniture Package Negotiable
- First first-floor corner position, excellent natural light & lift access
- Allocated secure parking within the gated courtyard
- Direct, uninterrupted waterside views across Swansea Marina, the River Tawe and towards the mountains
- Sit-out balcony benefiting from late-afternoon and evening sunshine through to sunset.
- Approximately two minutes' walk from the beach
- Offering a genuine coastal lifestyle directly from the apartment.

Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Offers in Region Of

Direct, uninterrupted waterside views across Swansea Marina, the River Tawe and towards the mountains, together with a sit-out balcony benefiting from late-afternoon and evening sunshine through to sunset. Approximately two minutes' walk from the beach, offering a genuine coastal lifestyle directly from the apartment. Approximately ten minutes' walk from Swansea city centre, including the Marina's cafés, bars and restaurants, Swansea Arena and the wider city amenities. A rare waterside opportunity combining uninterrupted Marina, river and mountain views with late-afternoon and evening sunshine, situated moments from the beach and only a short walk from Swansea city centre, cafés, bars and restaurants

Bay is delighted to offer for sale this modern, one bedroom apartment set in the heart of the Maritime Quarter. Elegant and low-maintenance, this first-floor one-bedroom apartment occupies a superb Marina-side location in Swansea's vibrant SA1 Waterfront. Contemporary finishes and thoughtfully designed living space, means that the property offers excellent appeal for professionals, first-time buyers, or investors alike. Corner positioned, the apartment has lift access and briefly comprises an entrance hallway with storage cupboards, an open-plan, well-proportioned living room/dining area that opens onto a sit-out balcony with views over the Marina, River Tawe and Sail Bridge. Flooded with natural light, the living room adjoins an integrated kitchen with integrated appliances. There is a double bedroom, and modern bathroom with shower over bath. Gated entryway with allocated parking. Electric heating. Affords uninterrupted late afternoon/evening sun through to dusk/sunset. Situated within walking distance of Swansea Marina, the Arena, the city centre, cafes, restaurants, and the beach, this apartment makes for an enviable location. Approx 5 mins walk to Beach and 10 mins to City Centre. Please refer to Ofcom checker for mobile signal and coverage. Furniture package negotiable for turn-key purchase. At time of publication: Leasehold: 125 years from 1 August 2008 (108 years remaining at time of publication). Service Charge: £2,649.81 p.a.(1st Nov 24' - 31st Oct 25') Ground Rent: £125 paid bi-annually (March/Oct @£62.50). Council Tax: Band D EPC: D.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door. Hardwood effect laminate flooring. Recessed ceiling spotlights. Electric panel heater. Doors to airing and storage cupboards. Wall mounted intercom. Doors leading to:-

Living Room Area
4.655m x 3.502m (15' 3" x 11' 6") [Measurements taken to furthest point of living room area and to kitchen area partition. Irregular sided room]
Beautifully presented living area, flooded with natural light through floor-to-ceiling windows and balcony door, the room opens onto a private balcony with captivating views over the Marina, River Tawe and café courtyard below - ideal for morning coffees or evening relaxation. The space features elegant wood-effect laminate flooring throughout and is tastefully decorated in soft neutral tones,. A sleek wall-mounted fire effect heater adds a cosy and stylish focal point. Pendant ceiling light fitting.

Kitchen Area
1.878m x 3.502m (6' 2" x 11' 6") [Measurements taken to furthest point of kitchen area, to partition]
Hardwood effect laminate flooring. Recessed ceiling spotlights. This stylish and well-appointed kitchen features contemporary wood-effect wall and base units, paired with sleek black worktops, creating a warm and modern aesthetic. Integrated oven, dishwasher, electric hob, and stainless steel extractor hood. Stainless steel sink and drainer unit. Integrated fridge/freezer and washer/dryer. Efficiently designed and perfect for both everyday cooking and entertaining.

Bedroom
3.638m x 3.299m (11' 11" x 10' 10") [Measurements taken to furthest point of room to include hallway cupboard space. Irregular sided room]
Fitted carpet. Feature wall. Pendant ceiling light fitting. Panel heater. Floor-to-ceiling window with views over the Marina and River Tawe.

Bathroom
1.694m x 1.878m (5' 7" x 6' 2") [Measurements taken to furthest point of room]
Stylish bathroom with three piece white bathroom suite, including a low level WC and pedestal wash hand basin with handy built-in shelf above, and bath with shower over and glass screen. Tiled floor and fully tiled walls. Recessed ceiling spotlights. Heated towel rail. Includes Active Ventilation System.

External
Allocated secure Bay within gated courtyard.

Tenure & Utilities (as of July 2025)
Leasehold: 125 years from 1 August 2008 (108 years remaining at time of publication)
Service Charge: £2,649.81 p.a. (1st Nov 24' - 31st Oct 25').
Ground Rent: £125 paid bi-annually (March/Oct @£62.50).
Council Tax: Band D

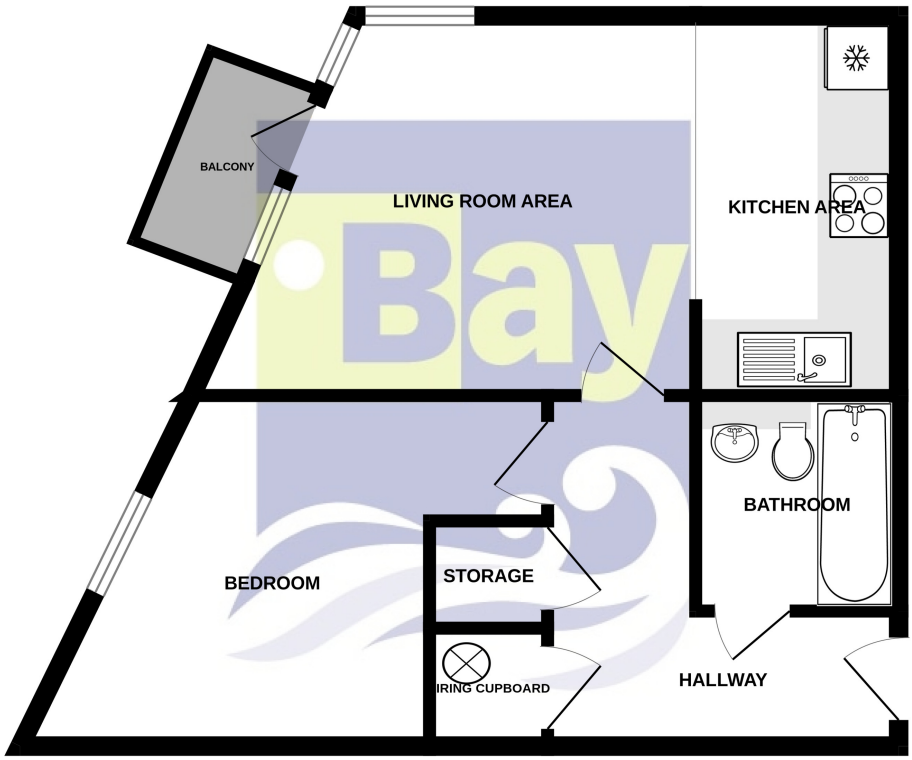
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



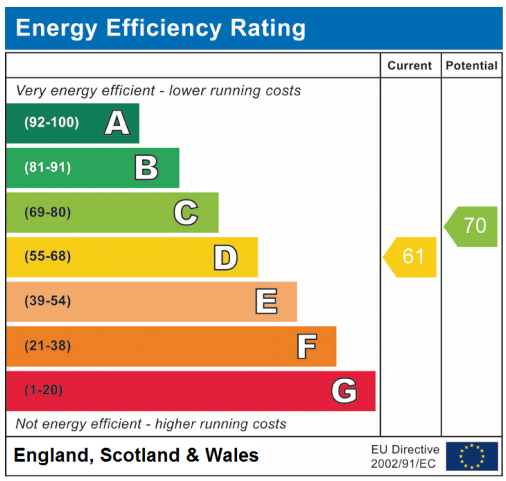


FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com