REDUCED

£134,500 Leasehold



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

- One Bedroom Apartment
- Partial Sea Views from Balcony
- Living Room Sit-Out Balcony
- Allocated secure Bay within gated courtyard.
- Electric Heating
- Second Floor with Lift access

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PROPERTY DESCRIPTION

Bay is delighted to offer for sale this modern, one bedroom apartment set in the heart of the Maritime Quarter. Located within the popular Marina Villas development, this second-floor apartment benefits from lift access and well-proportioned rooms throughout. Contemporary finishes and thoughtfully designed living space, means that the property offers excellent appeal for professionals, first-time buyers, or investors alike. The property briefly comprises an entrance hallway with deep storage cupboard, a light-filled living room accessed via the kitchen which opens onto a private balcony overlooking Trawler Road, enjoying partial sea views to one side and Marina views to the other, a double bedroom, and modern bathroom with shower over bath. The property's elevated position enhances natural light and outlook, offering comfortable and convenient living in this sought-after coastal location. Gated entryway with allocated parking. Electric heating. 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. At time of publication: Leasehold: 125 years from 1 August 2008 (107 years remaining at time of publication). Service Charge: £3162.84 p.a. Ground Rent: £125 p.a. Council Tax: Band D EPC: B.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door. Hardwood effect laminate flooring. Ceiling light fitting. Electric panel heater. Door to storage cupboard, housing water heater. Wall mounted intercom. Doors leading to:-

Kitchen
3.191m x 2.582m (10' 6" x 8' 6") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Recessed ceiling spotlights. This stylish and well-appointed kitchen features wall and base units in cream, paired with laminate worktops. Integrated oven, electric hob, and stainless steel extractor hood and splash-back guard. Stainless steel sink and drainer unit. Integrated fridge/freezer and washing machine. White uPVC surround double glazed window. Efficiently designed and perfect for both everyday cooking and entertaining.

Living Room
4.615m x 4.178m (15' 2" x 13' 8") [Measurements taken to furthest point room]
Beautifully presented living room flooded with natural light through floor-to-ceiling corner windows and balcony door, the room opens onto a private balcony overlooking Trawler Road with partial sea views to the left and partial Marina vies to the right. Hardwood-effect laminate flooring throughout and is tastefully decorated in soft neutral tones,. Panel heater. Ceiling light fitting.

Bedroom
3.174m x 3.614m (10' 5" x 11' 10") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Pendant ceiling light fitting. Panel heater. White uPVC surround floor-to-ceiling window.

Bathroom
2.005m x 1.988m (6' 7" x 6' 6") [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. Hardwood effect laminate flooring and tiled walls. Recessed ceiling spotlights. Includes Active Ventilation System.

External
Allocated secure Bay within gated courtyard.

Tenure & Utilities (as of December 2025)
Leasehold: 125 years from 1 August 2008 (107 years remaining at time of publication)
Service Charge: £3162.84 p.a.
Ground Rent: £125 p.a.
Council Tax: Band D

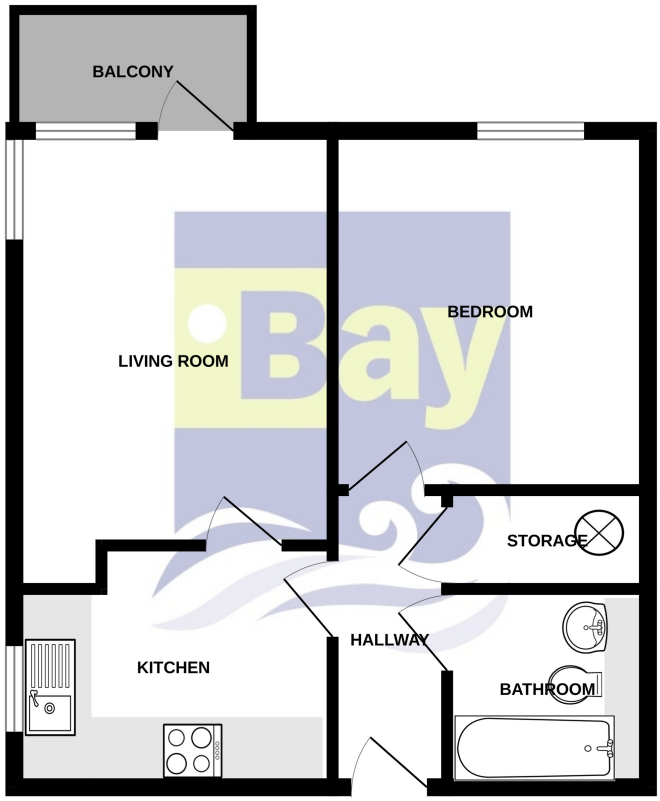
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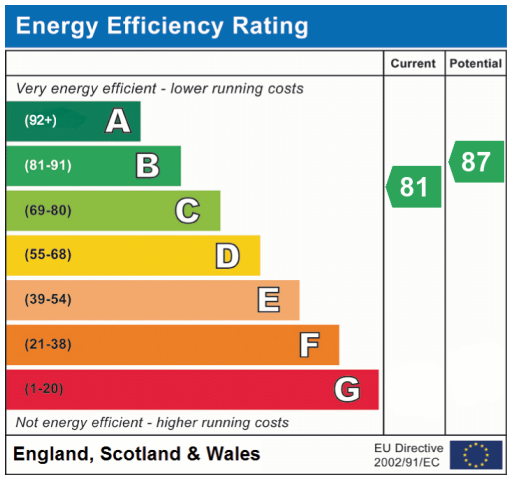


FLOORPLAN & EPC

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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