FOR SALE

£625,000 Freehold



St Christophers Court, Maritime Quarter, Swansea SA1 1UA

- Outstanding waterfront townhouse overlooking Swansea Bay
- Five double bedrooms
- Bathroom, Shower Room & Two en suites
- Living room opening onto a sea-facing balcony
- Private enclosed sun terrace
- Multiple balconies with panoramic coastal views
- Integral garage and excellent storage throughout
- Open-plan dining area and breakfast kitchen
- Gas Central Heating

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PROPERTY DESCRIPTION

Situated in the highly sought-after Maritime Quarter, this impressive five-bedroom townhouse offers generous accommodation arranged over four floors (including ground), combining contemporary coastal living with exceptional space for family life and entertaining. Boasting uninterrupted views across Swansea Bay, multiple balconies, a private sun terrace and integral garage, this outstanding home occupies an enviable waterfront position just moments from Swansea Marina, the beach, city centre amenities and the vibrant SA1 waterfront. Designed to make the most of its spectacular location, the property enjoys versatile living space and a superb layout ideal for modern family living. Whether relaxing on one of the sea-facing balconies, entertaining guests in the spacious open-plan living areas or enjoying the convenience of everything the Maritime Quarter has to offer, this home represents an exceptional opportunity to acquire one of Swansea's premier coastal residences. Gas central heating. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Freehold. Council Tax; Band H. EPC Rating: C.





ROOM DESCRIPTIONS

Entrance Hallway
A welcoming L-shaped entrance hall, featuring stylish slate-effect flooring and a carpeted staircase rising to the upper floors. The hallway provides access to useful storage cupboards, an airing cupboard and the principal ground floor accommodation. Radiator. Ceiling light fittings.

Utility Room
2.061m x 2.188m (6' 9" x 7' 2") [Measurements taken to furthest point of room]
A practical utility room fitted with work surfaces and plumbing for laundry appliances, with direct access to the private enclosed sun terrace, providing an ideal outdoor seating area or drying space. Tiled flooring. Ceiling light fitting.

Bedroom 1
2.592m x 3.095m (8' 6" x 10' 2") [Measurements taken to furthest point of room]
Double bedroom enjoying views across the seafront promenade through double-glazed window, making an ideal guest bedroom, home office or additional reception room. Fitted carpet. ceiling light fitting. Radiator.

Shower Room
1.581m x 2.305m (5' 2" x 7' 7") [Measurements taken to furthest point of room]
A contemporary shower room featuring a walk-in shower with glazed screen, low-level WC and wall-mounted wash hand basin, complemented by stylish tiling and recessed illuminated shelving. Ceiling light fitting. Vertical radiator.

First Floor Landing
Fitted carpet. Ceiling light fitting. Radiator. Doors leading to:-

First Floor Living Room
3.094m x 4.995m (10' 2" x 16' 5") [Measurements taken to furthest point of room]
The principal reception room is flooded with natural light from picture windows and double glazed doors opening onto a decked balcony overlooking Swansea Bay. The breath-taking coastal views create a spectacular backdrop, making this the perfect space for relaxing or entertaining throughout the year. Radiator. Ceiling light fittings. Hardwood effect laminate flooring.

Dining Area
2.757m x 3.430m (9' 1" x 11' 3") [Measurements taken to furthest point of room]
Open to both the living room and kitchen, the dining area provides space for family dining and social occasions while maintaining an excellent flow between the principal living spaces. Hardwood effect laminate flooring.

Kitchen / Breakfast Room
5.011m x 3.627m (16' 5" x 11' 11") [Measurements taken to furthest point of room]
A fitted kitchen featuring a range of beech-effect wall and base units with contrasting work surfaces and breakfast bar. Integrated appliances include a double oven, four-ring hob, extractor hood, and fridge/freezer. A breakfast area enjoys views towards the courtyard with doors opening onto a Juliet balcony.

Second Floor Landing
Fitted carpet. Ceiling light fitting. Doors leading to:

Bedroom 2
3.092m x 4.991m (10' 2" x 16' 4") [Measurements taken to furthest point of room]
A double bedroom benefitting from Juliet balcony and a private en-suite shower room. Fitted carpet. Ceiling light fitting.

En suite Shower Room
1.160m x 2.483m (3' 10" x 8' 2") [Measurements taken to furthest point of room]
Well-appointed with shower enclosure, pedestal wash hand basin and WC.

Bedroom 3
5.009m x 2.588m (16' 5" x 8' 6") [Measurements taken to furthest point of room]
A further double bedroom with direct access onto a private decked balcony, overlooking the courtyard, creating a wonderful place to enjoy the fresh sea air. Fitted carpet. Radiator.

Family Bathroom
2.737m x 2.104m (9' 0" x 6' 11") A well-presented family bathroom comprising panelled bath, vanity wash hand basin and WC. Tiled flooring. Ceiling light fitting. Mosaic wall tiling.

Third Floor Landing
Fitted carpet. Ceiling light fitting. Door toa storage cupboard.

Bedroom 4
4.992m x 5.421m (16' 5" x 17' 9") [Measurements taken to furthest point of room, to include dressing room area]
The impressive principal bedroom is undoubtedly one of the property's standout features, enjoying panoramic views across Swansea Bay through expansive windows and glazed doors opening onto a private decked balcony. The suite also benefits from a walk-in dressing area and private en suite shower room, creating a luxurious retreat with outstanding coastal views. Fitted carpet. Wall mounted lighting.

En Suite Shower Room
2.729m x 1.366m (8' 11" x 4' 6") [Measurements taken to furthest point of room]
Comprising shower cubicle, pedestal wash hand basin and WC.

Bedroom 5
4.985m x 2.987m (16' 4" x 9' 10") [Measurements taken to furthest point of room]
A double bedroom featuring glazed doors opening to a Juliet balcony, overlooking courtyard. Fitted carpet. Ceiling light fitting. Radiator.

External
Exceptional outdoor space. Multiple balconies provide different vantage points from which to admire the stunning coastline and ever-changing sea views, while the private enclosed sun terrace offers a sheltered outdoor entertaining area. An integral garage provides secure parking together with valuable storage.

Tenure & Utilities
Freehold
Council Tax: Band H

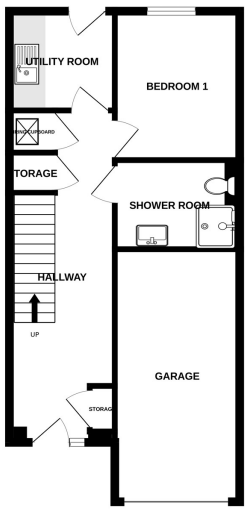
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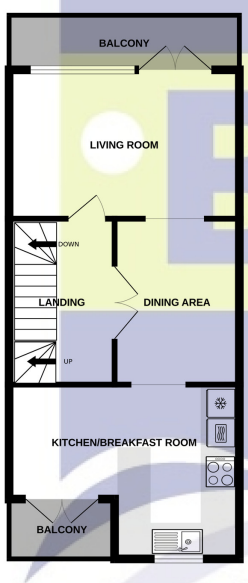


FLOORPLAN & EPC

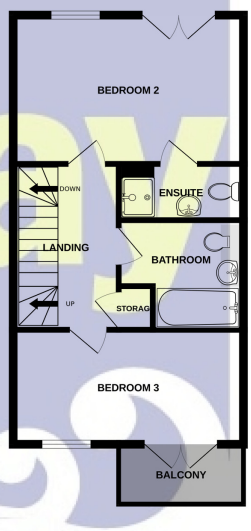
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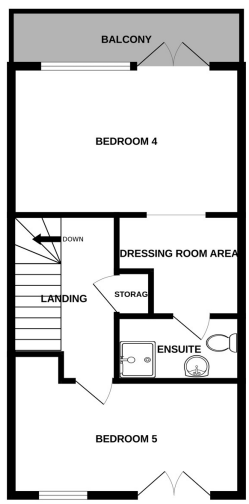
1ST FLOOR



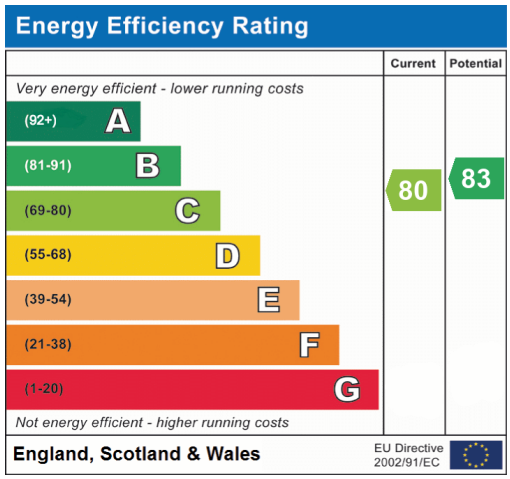
2ND FLOOR



3RD 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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