FOR SALE

£200,000 Freehold



Sir Harry Secombe Court, SwanseaSA1 8RF

- Well-presented two-bedroom end-terrace home
- Ground floor cloakroom/WC
- Private enclosed rear patio garden
- Allocated parking space
- Gas central heating
- Sought-after location close to Swansea Marina & SA1 Waterfront
- Open-plan living room & kitchen area

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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this well-presented two-bedroom end-terrace home in a sought-after waterfront location. Situated within the popular Sir Harry Secombe Court development. the accommodation briefly comprises an entrance hallway leads through to an open-plan living area, creating an ideal space for relaxing or entertaining. Double doors open directly onto the private rear patio garden, The adjoining kitchen incorporates an oven, gas hob, with breakfast bar, space for fridge/freezer and plumbed for washing machine. A convenient cloakroom/WC completes the ground floor. Upstairs, there are double bedrooms and a family bathroom, finished in a contemporary style. Externally, the property benefits from a lawned front garden together with an enclosed rear patio, providing a private and easy-to-maintain outdoor space for entertaining or simply unwinding. Allocated parking to the rear adds further practicality. Gas central heating and double glazing. Well positioned for Swansea Marina, the SA1 Waterfront development and the city centre, offering an excellent selection of cafés, restaurants, bars, shops and leisure facilities. The nearby beach and promenade provide wonderful opportunities for walking, cycling and enjoying the coastline. Please refer to Ofcom checker for mobile signal and coverage. Virtual viewing video available! Freehold. Council Tax: Band D. Annual Service Charge: Approx £230 p.a. EPC Rating: B.




ROOM DESCRIPTIONS

Hallway
Entrance door with privacy glass pane. Fitted carpet. Carpeted staircase to first floor. Ceiling light fitting. Radiator. Door leading to:-.

Living Room / Kitchen Area
3.572m x 6.623m (11' 9" x 21' 9") [Measurements taken to furthest point of room to include WC]
Hardwood effect laminate flooring. Three ceiling light fittings. Double glazed windows to front and rear, and double doors leading to enclosed rear garden. Two radiators. Kitchen area, complete with wall and base units, complimented with hardwood effect laminate work surface and breakfast bar. Inset stainless steel sink and drainer unit, electric oven and gas hob. Plumbed for washing machine and space for fridge/freezer. Door leading to downstairs cloak room / WC.

WC
0.752m x 1.383m (2' 6" x 4' 6") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Low level WC and wash hand basin. Radiator.

First Floor Landing
Fitted carpet. Ceiling light fitting. Radiator. Double glazed window above stairwell with privacy glass.

Bedroom 1
3.591m x 2.261m (11' 9" x 7' 5") [Measurements taken to furthest point of room]
Fitted carpet. Double glazed window to front. Ceiling light fitting. Radiator.

Bedroom 2
2.249m x 3.591m (7' 5" x 11' 9") [Measurements taken to furthest point of room]
Fitted carpet. Double glazed windows to rear. Ceiling light fitting. Radiator.

Bathroom
1.740m x 1.602m (5' 9" x 5' 3") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White three piece suite comprising bath with shower attachment and glass shower screen, pedestal wash hand basin and low level WC. Splash-back wall tiling behind sink and bath. Extractor fan. Radiator.

External
To front there is a lawned front garden with a pathway leading to the front entrance and to side of house. An enclosed rear patio garden provides a private, low-maintenance outdoor space. The property benefits from an allocated parking space located to the rear, offering convenient off-road parking.

Tenure & Utilities
Council Tax: Band D
Freehold
Annual Service Charge: Approx £230 p.a.

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.

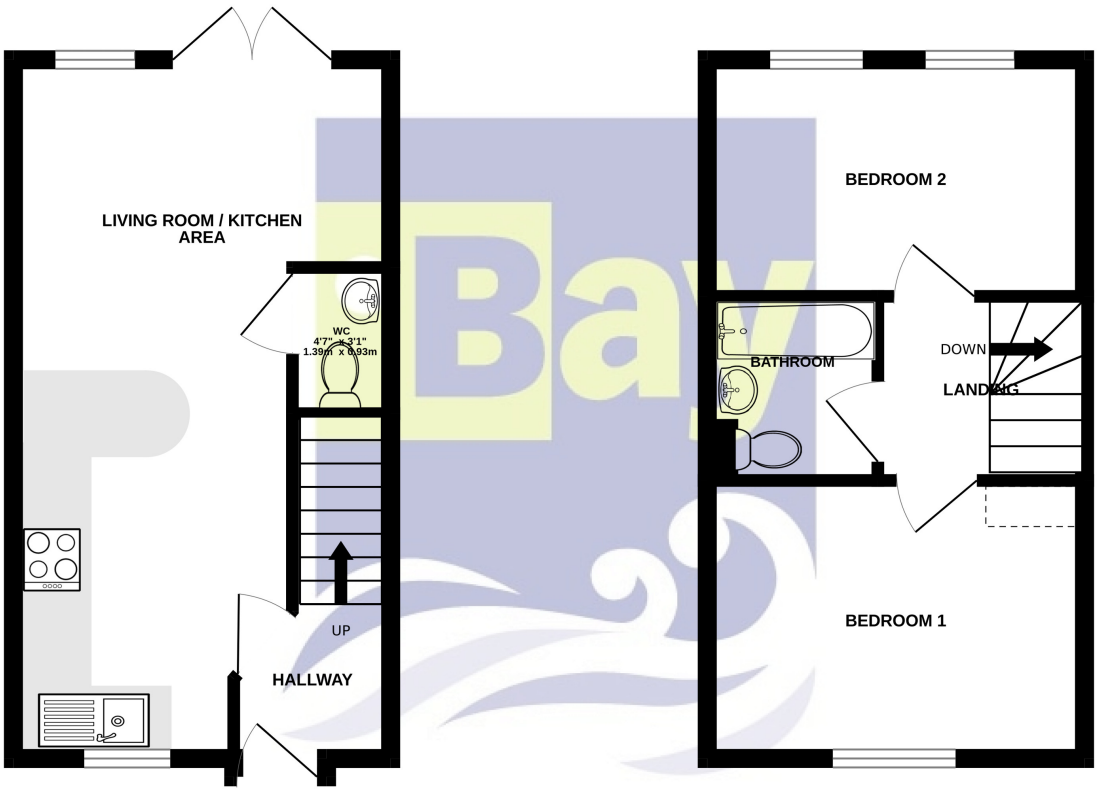




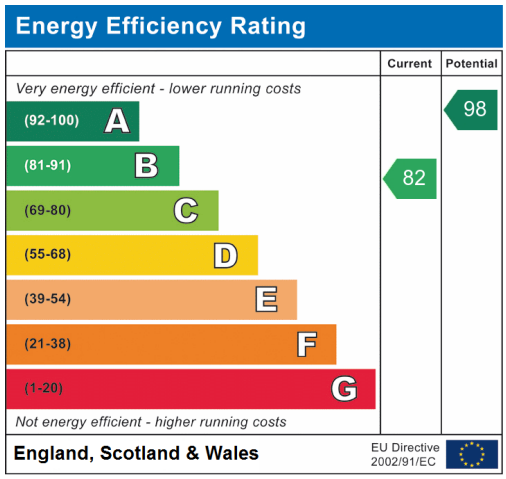
FLOORPLAN & EPC

GROUND FLOOR

1ST 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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