



## 22 Tudor Court, Murton, Swansea, City & County Of Swansea, SA3 3BB

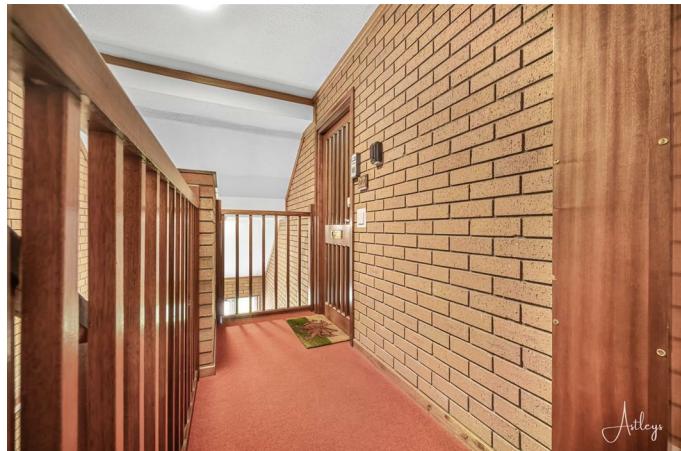
Offers Over £80,000

A wonderful opportunity to acquire a two-bedroom first-floor apartment in Tudor Court, Murton, designed exclusively for those over 55.

This well-presented home is ideally located within walking distance of the local post office and public house, offering both convenience and a sense of community.

The beautiful coastal spots of Caswell and Pwlldu Bay are just a short distance away, perfect for those who enjoy scenic walks and the outdoors. The apartment has a floor area of 549 ft<sup>2</sup> and benefits from pleasant communal gardens, providing a peaceful setting. Sold with no onward chain, this property presents an excellent chance to secure a comfortable and easily maintained home in a sought-after location.

## Entrance



Via a glazed hardwood door into the porch.

## Porch



With a door into the hallway.

## Hallway



With a door to built-in storage cupboard. Door to wet room. Door to kitchen. Door to lounge. Doors to bedrooms. Radiator.

## Wet Room 6'3" x 6'2" (1.909 x 1.897 )



You have a frosted double glazed window to the side. Suite comprising a large walk-in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled walls. Extractor fan.

### Kitchen 10'5" x 7'8" (3.199 x 2.360 )



You have a set of double glazed windows to the side. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Space for fridge freezer. Space for washing machine.

### Kitchen



### Kitchen



### Lounge 15'11" x 10'6" (4.876 x 3.205 )



You have a set of double glazed windows to the side offering a pleasant outlook over the communal gardens. Radiator.

## Lounge



## Bedroom One 11'9" x 9'8" (3.595 x 2.959 )



## Lounge



You have a set of double glazed windows to the side. Radiator.

## Bedroom One



## Lounge



### Bedroom One



### Bedroom Two 8'10" x 7'2" (2.707 x 2.203 )



### Bedroom One



With a set of double glazed windows to the side.  
Radiator.

### Bedroom Two

#### Another Aspect



### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Agents Notes

Management company - CLC estate management. Pets are allowed. Property can't be let. Ground rent - £499.20. Service charge - £1,805.10. 60 years left on the lease.

### Services

Mains electric. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

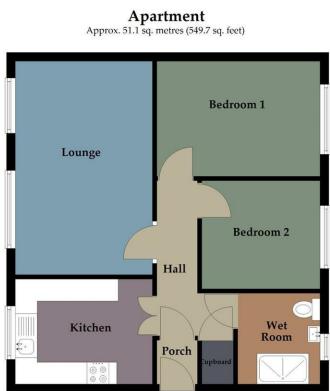
### Council Tax Band

Council Tax Band - B

**Tenure**

Leasehold.

## Floor Plan

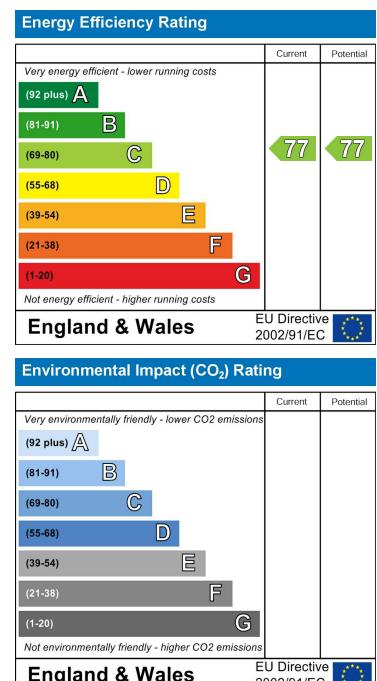


Total area: approx. 51.1 sq. metres (549.7 sq. feet)  
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 Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.